Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APP NO.:	**PA\25\0232**
APPLICANT:	**Prime Design Tasmania**
SITE:	**19 Heald Road, Travellers Rest (CT: 105515/23)**
PROPOSAL:	**Extension to Single dwelling (roof over deck, retaining walls, outdoor play area), Extension to Residential outbuilding (garage), Residential outbuildings (shipping containers x6 with roofed areas, tractor shed), Animal shelters (x3), earthworks & vegetation removal, addition of second vehicle access, internal driveways & parking areas – site coverage, setbacks, landscape protection, number of vehicle accesses, priority vegetation, scenic protection area.**

The application can be inspected until **Tuesday, 24 March 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Notified on 7 March 2026.

David Murray
ACTING GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

Meander Valley Council
Working Together

OFFICE USE ONLY

Property No: | | | | | | **Assessment No:** | | - | | | | | - | | | |

DA | | **PA** | | **PC** | |

- Is your application the result of an illegal building work? ☒ Yes ☐ No
- Have you already received a Planning Review for this proposal? ☒ Yes ☐ No
- Is a new vehicle access or crossover required? ☐ Yes ☒ No

Indicate by ✓ box

PROPERTY DETAILS:

Address: 19 Heald Road
Certificate of Title: 105515
Suburb: Travellers Rest 7250
Lot No: 23
Land area: 20490 sqm m^2 / *ha*
Present use of land/building: Residential
(vacant, residential, rural, industrial, commercial or forestry)

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☒ No
- Heritage Listed Property: ☐ Yes ☒ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

☒ Building work ☐ Change of use ☐ Subdivision ☐ Demolition
☐ Forestry ☐ Other

Total cost of development *(inclusive of GST):* $
Includes total cost of building work, landscaping, road works and infrastructure

Description of work: As Constructed works - driveway, sheds, outdoor play area, timber fence, rock batter & crossover (Refer PC\25\0060)

Use of building: Residential
(main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: 217.06 m^2 New building height: m

Materials: External walls: Refer to plans Colour:
Roof cladding: Refer to plans Colour:

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
105515	23
EDITION	DATE OF ISSUE
6	10-May-2019

SEARCH DATE : 04-Mar-2026
SEARCH TIME : 01.54 pm

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL
Lot 23 on Sealed Plan 105515
Derivation : Part of 100 acres Gtd to W H Brown, Part of 320 Acres Gtd to W Moriarty and Anor, and Part of 121 acres Gtd to J H Reibey
Prior CT 53681/1

SCHEDULE 1

C418698 TRANSFER to HAYDEN DAVID SHEPHERD Registered 15-Jan-2003 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP105515 COVENANTS in Schedule of Easements
SP105515 FENCING PROVISION in Schedule of Easements
SP105515 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Ross Robert Harrison.

FOLIO REFERENCE C.T. 53681-1.

GRANTEE Part of Lot 121, 327R0R0P, Gtd. to J. H. Raibay.

PLAN OF SURVEY

BY SURVEYOR D.J. McCULLOCH. & M.R. ROSE. — G. J. WALKEM & CO. P/L LAUNCESTON.

LOCATION

LAND DISTRICT OF CORNWALL.
PARISH OF LAUNCESTON.

SCALE 1:2000. LENGTHS IN METRES

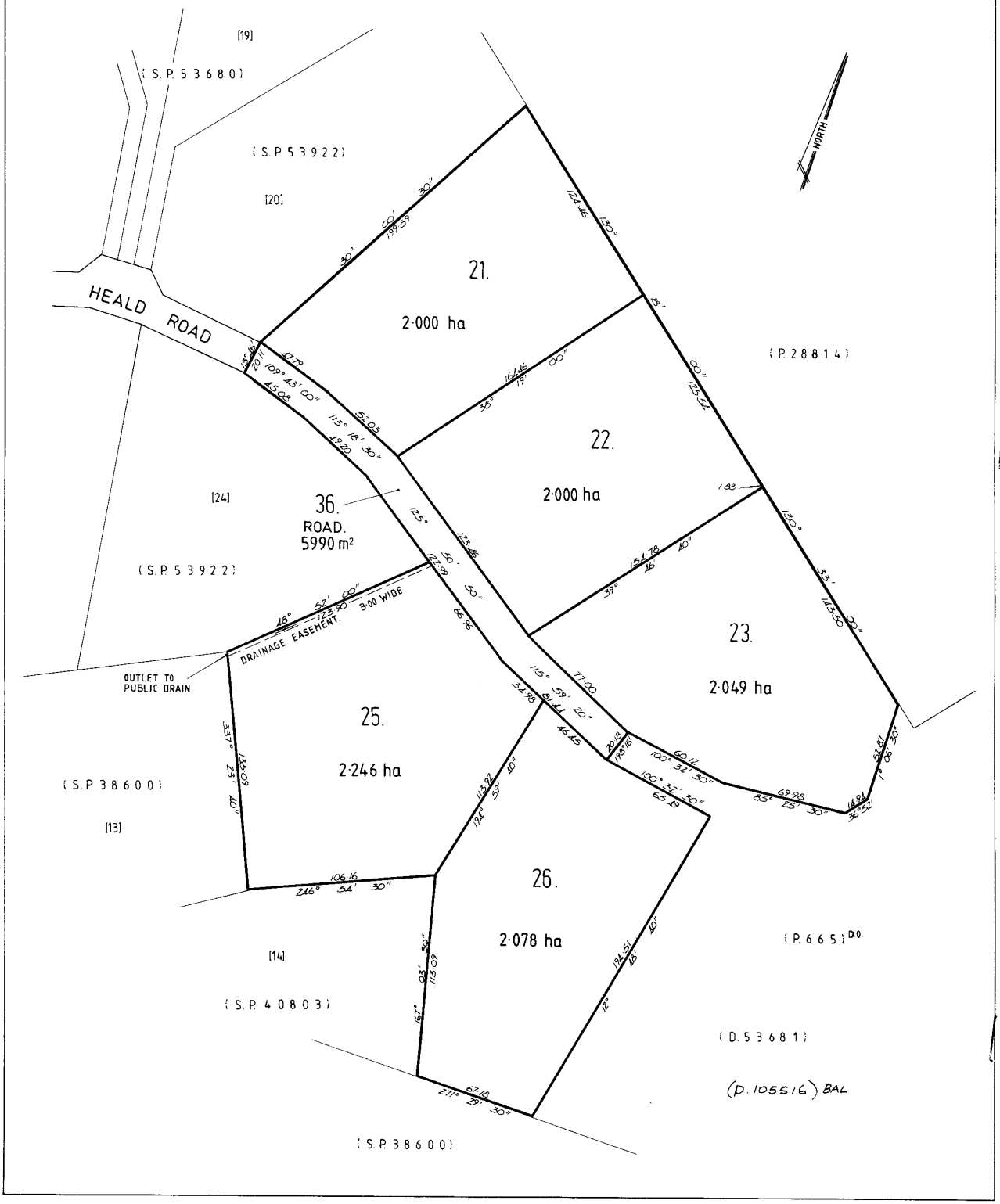
REGISTERED NUMBER

SP 105515

APPROVED
EFFECTIVE FROM 8 JUN 1995

Recorder of Titles

MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
121	6500207	D53681	



A-148

REGISTERED NUMBER

SP105515

SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

~~Lot 25 is subject to a right of drainage shown on Diagram No. 53681 over the drainage easement 3.00 wide on the Plan.~~

FENCING ~~COVENANT~~ Provision.

The Vendor (Ross Robert Harrison) shall not be required to fence.

COVENANTS

A. The owners of each Lot shown on the Plan covenant with the Vendor the said Ross Robert Harrison and with the owners for the time being of the balance of the land comprised in Certificate of Title Regd Vol. 53681 Fol. 1 to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of such Lot shown on the Plan (other than the Covenantor's Lot) to observe the following stipulations:-

1. Not to erect on such Lot any Multiple Class I residential building (including home units and attached pairs).
2. Not to erect on such Lot any private dwelling house which excluding any buildings appurtenant thereto

shall have a floor area of less than Ninety square metres.

3. Not to erect place or use upon such Lot any shop building or erection whatsoever for the purpose of selling or offering or exposing for sale therein any articles wares or merchandise whatsoever.
4. Not to use or permit to be used such Lot or any part thereof for any commercial or industrial purpose.
5. Not to erect or place upon such Lot or any part thereof any hoarding or structure for use as a bill posting or advertising station.
6. Not to affix or display on any wall or fence upon such Lot or any part thereof any posters bills hoardings or advertisements (except any notice or advertisement in the usual form for the sale or letting of such Lot or any building erected thereon).
7. Not to erect install or amend any drainage pipes or drainage dissipators on such Lot or any part thereof which cause or may cause any stormwater to enter or cause damage to any adjoining Lot or to any road shown on the Plan or any area adjacent to such road.
8. Not to store heap or permit to be excavated carried away or removed from such Lot or any part thereof any trees logs earth clay stone gravel or sand except such as may be necessary for the purpose of road or driveway construction and levelling or filling such Lot or for the formation of any building swimming pool or barbecue to be constructed thereon.
9. Not to carry on or permit or allow to be carried on on such Lot or any part thereof any trade or business.
10. Not to keep or allow to be kept on such Lot or any part thereof any animals or poultry for commercial purposes.
11. Not to subdivide such Lot.
12. Not to keep or allow to be kept on such Lot or any part thereof any pigs.
13. Not to remove any green trees or shrubs from such Lot (except as is necessary for the purposes of access building or safety) without the written consent of the Warden Councillors and Electors of Municipality of Meander Valley first had and obtained.

*** B See over.**

SIGNED by the said ROSS ROBERT ------)
HARRISON as the registered proprietor-)
of the land comprised in Certificate of)
Title Regd. Vol. 53681 Fol. 1 in the --)
presence of:)

Signature of Witness: ....
Occupation: CONSULTANT
Address: 484 WEST TAMAR ROAD RIVERSIDE

*B. The owner of Lot 25 and Lot 26 on the Plan covenants with the Vendor the said Ross Robert Harrison and the owners for the time being of the balance of the land comprised in the said Certificate of Title Regd. Vol. 53681 Fol. 1 to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of such Lot shown on the Plan (other than the Covenantor's Lot) to observe the following stipulation (namely):-

That he will not construct or cause to be constructed any building or structure whatsoever without the approval of the Warden Councillors and Electors of the Municipality of Meander Valley first had and obtained on that portion of such Lot which is shown on the Plan deposited in the offices of the said Warden Councillors and Electors of the Municipality of Meander Valley as being in an area defined by the Director of Mines as "building recommended only after site investigation."

This is the schedule of easements attached to the plan of Ross Robert Harrison
(Insert Subdivider's Full Name)
affecting land in
53681 Folio 1
(Insert Title Reference)
Sealed by Meander Valley Council on 24th May 1995
Solicitor's Reference
~~Council Clerk/Town Clerk~~

RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST
H.D. SHEPHERD

PD24242

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 23/105515
SITE AREA: 2.049 HA
DESIGN WIND SPEED: ASSUMED N2
SOIL CLASSIFICATION: ASSUMED H1
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: NO
BAL RATING: TBC
OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA, SCENIC PROTECTION AREA, BUSHFIRE-PRONE AREAS

PLANNING

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN A
03	PART SITE PLAN B
04	LOCALITY PLAN
05	PERGOLA EXTENSION - FLOOR PLAN
06	PERGOLA EXTENSION ELEVATIONS
07	PERGOLA EXTENSION - ROOF PLAN

ADDITIONAL BUILDING DRAWINGS

No	DRAWING
S-01	LEAN TO ROOF EXTENSION TO EX. SHED - FLOOR & ROOF PLAN
S-02	LEAN TO ROOF ADDITION TO EXISTING SHED - ELEVATIONS
S-03	CONTAINER STORAGE - FLOOR & ROOF PLAN
S-04	CONTAINER STORAGE - ELEVATIONS

ADDITIONAL BUILDING DRAWINGS (ANIMAL SHEDS)

No	DRAWING
A-01	ANIMAL SHED A
A-02	ANIMAL SHED B
A-03	ANIMAL SHED C

TRACTOR SHED BUILDING DRAWINGS

No	DRAWING
T-01	TRACTOR SHED

AS CONSTRUCTED WORKS	
NUMBER	DESCRIPTION
1	PERGOLA EXTENSION
2	LEAN TO ROOF ADDITION TO EXISTING SHED
3	CONTAINER STORAGE
4	ANIMAL SHED A
5	TRACTOR SHED
6	NON-COMPLIANT VEHICLE CROSSOVER
7	ANIMAL SHED B & C

GROUND FLOOR AREA	207.56	m2 (	22.34	SQUARES)
PORCH AREA	95.98	m2 (	10.33	SQUARES)
DECK AREA	35.62	m2 (	3.83	SQUARES)
FIRST FLOOR AREA	82.71	m2 (	8.90	SQUARES)
TOTAL AREA	421.86		45.41	

EX. SHED AREA	132.90	m2 (	14.31	SQUARES)
SHED EXTENSION AREA	37.50	m2 (	4.04	SQUARES)
TOTAL AREA	170.40		18.34	

Prime Design
your build, your way
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info@ primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

DECEMBER 2025

SURVEYORS NOTES

SURVEYOR: JAG DATE: 5/3/25

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.

6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS..

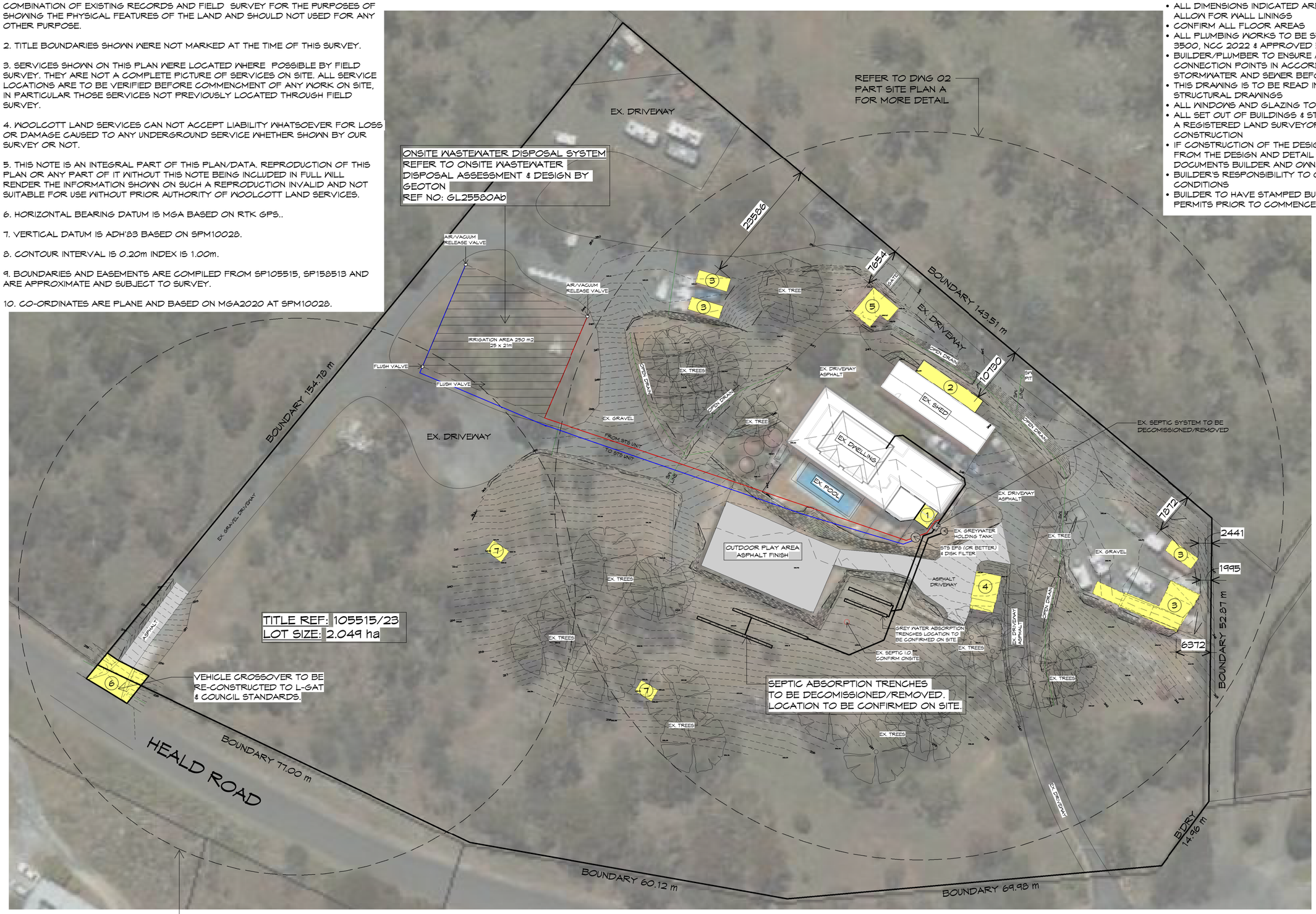
7. VERTICAL DATUM IS ADH'83 BASED ON SPM10028.

8. CONTOUR INTERVAL IS 0.20m INDEX IS 1.00m.

9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP105515, SP158513 AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

10. CO-ORDINATES ARE PLANE AND BASED ON MGA2020 AT SPM10028.

GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A., CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION



REFER TO DWG 03
PART SITE PLAN B
FOR MORE DETAIL

SITE PLAN

1 : 500

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

AS CONSTRUCTED WORKS	
NUMBER	DESCRIPTION
1	PERGOLA EXTENSION
2	LEAN TO ROOF ADDITION TO EXISTING SHED
3	CONTAINER STORAGE
4	ANIMAL SHED A
5	TRACTOR SHED
6	NON-COMPLIANT VEHICLE CROSSOVER
7	ANIMAL SHED B & C

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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info@primedesigntas.com.au primedesigntas.com.au

Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drawing:
SITE PLAN

Drafted by:	Approved by:
T.W.	Approver
Date:	Scale:
11.12.2025	1 : 500@A2
Project/Drawing no:	Revision:
PD24242 -01	02

Accredited building practitioner: Frank Geskus -No CC246A

AS CONSTRUCTED WORKS	
NUMBER	DESCRIPTION
1	PERGOLA EXTENSION
2	LEAN TO ROOF ADDITION TO EXISTING SHED
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7	ANIMAL SHED B & C

EDGE OF FORMATION
TOP OF BANK
BOTTOM OF BANK
FENCE
GATE
EDGE OF FORMATION
BOUNDARY 143.51 m
STORMWATER GRATED PIT
STORMWATER LINE
OPEN DRAIN
EX. SHED
EX. DWELLING
GROUND FFL: 244.650
EX. WATER TANK
EX. POOL PUMP
EX. SCREEN
EX. POOL FENCE
EX. POOL
DECK
CONC. GATE
EX. DRIVEWAY
EX. SEPTIC SYSTEM TO BE DECOMISSIONED/REMOVED
EX. GREY WATER HOLDING TANK
STS EP8 (OR BETTER) & DISK FILTER
REFER TO ONSITE WASTEWATER
DISPOSAL ASSESSMENT & DESIGN
BY GEOTON
REF NO: GL25580Ab
OUTDOOR PLAY AREA
ASPHALT FINISH
F.S.L: 241.93
ASPHALT DRIVEWAY
ROCK BATTER
TOP OF ROCK BATTER
BOTTOM OF ROCK BATTER
GREY WATER ABSORPTION TRENCHES LOCATION TO BE CONFIRMED ON SITE.
EX. SEPTIC I.O. CONFIRM ONSITE
SEPTIC ABSORPTION TRENCHES. LOCATION TO BE CONFIRMED ON SITE.
CONC.
BOUNDARY 52.87 m

PART SITE PLAN A

1 : 200

PLANNING

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

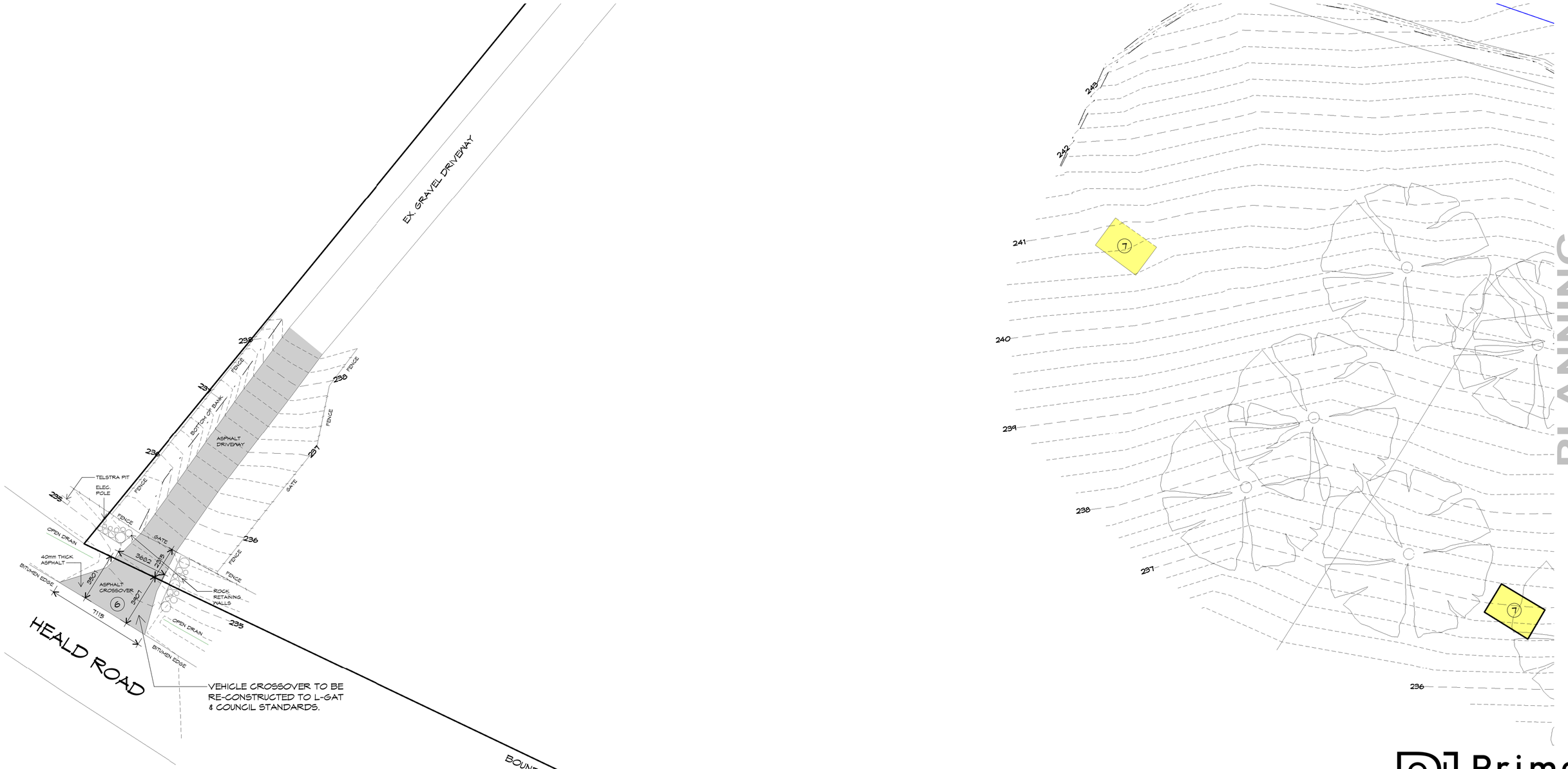
Client name:
H.D. SHEPHERD

Drawing:
PART SITE PLAN A

Drafted by:	Approved by:
T.W.	Approver
Date:	Scale:
11.12.2025	1 : 200@A2
Project/Drawing no:	Revision:
PD24242 -02	02

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



PART SITE PLAN B

1 : 200

AS CONSTRUCTED WORKS	
NUMBER	DESCRIPTION
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2	LEAN TO ROOF ADDITION TO EXISTING SHED
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6	NON-COMPLIANT VEHICLE CROSSOVER
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PLANNING

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TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drawing:
PART SITE PLAN B

Drafted by:	Approved by:
T.W.	Approver
Date:	Scale:
11.12.2025	1 : 200@A2
Project/Drawing no:	Revision:
PD24242 -03	02

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

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LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **LANDSCAPE CONSERVATION.**

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Client name:
H.D. SHEPHERD

Drafted by: T.W.

Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
LOCALITY PLAN

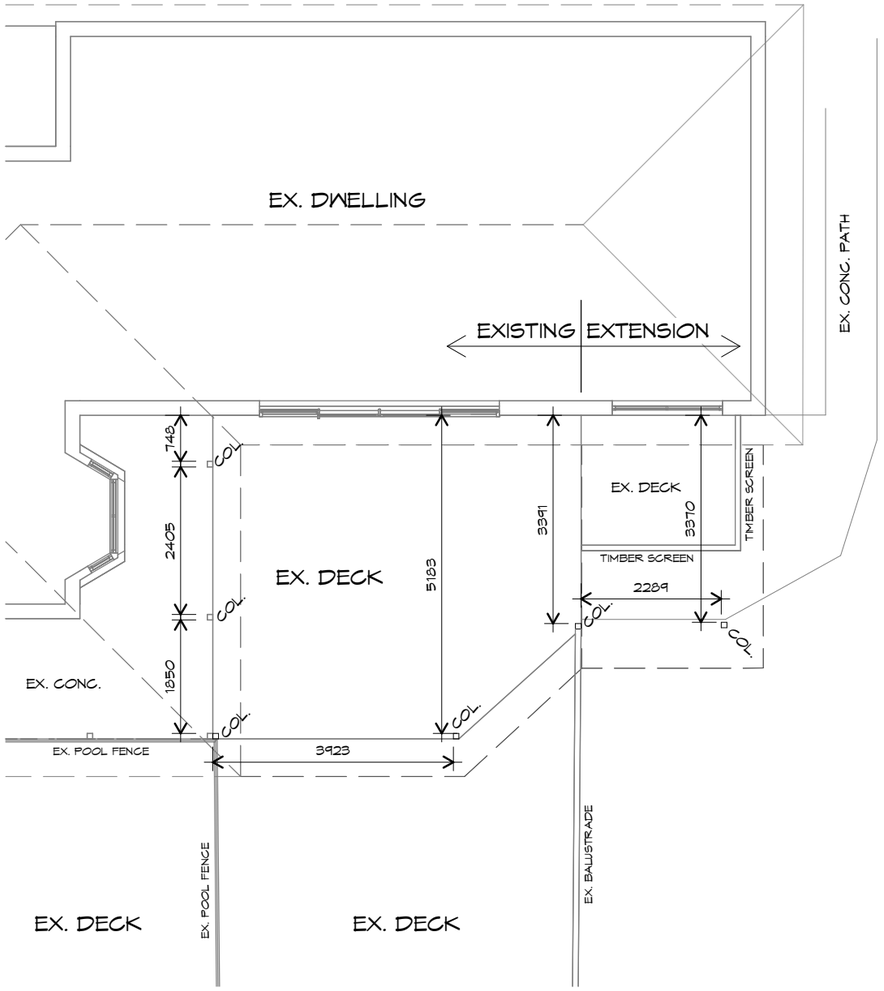
Date: 11.12.2025

Scale: 1 : 2000

Project/Drawing no: PD24242 -04

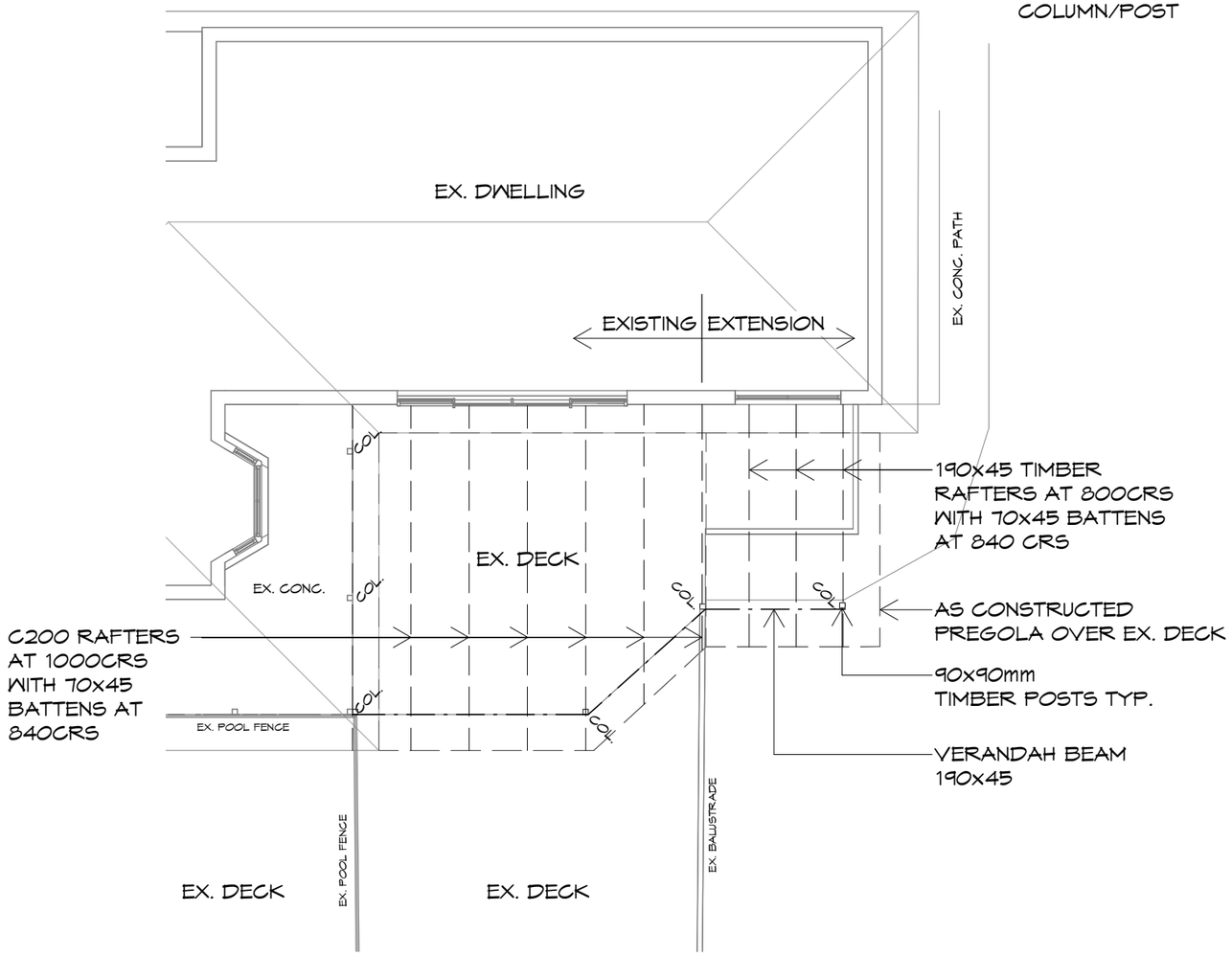
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A



FLOOR PLAN

1 : 100



ROOF FRAMING

1 : 100

LEGEND

COL 90x90 TIMBER COLUMN/POST

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

GROUND FLOOR AREA	207.56	m2 (	22.34	SQUARES)
PORCH AREA	95.98	m2 (	10.33	SQUARES)
DECK AREA	35.62	m2 (	3.83	SQUARES)
FIRST FLOOR AREA	82.71	m2 (	8.90	SQUARES)
TOTAL AREA	421.86		45.41	

PERGOLA EXTENSION

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drafted by: T.W.

Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
PERGOLA EXTENSION - FLOOR PLAN

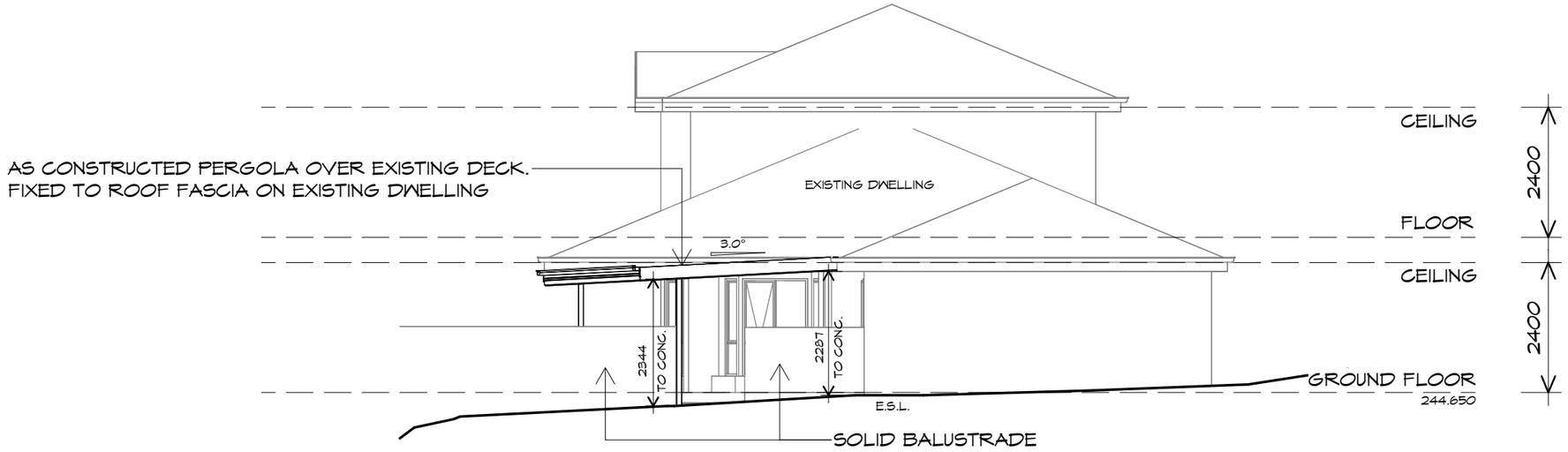
Date: 11.12.2025

Scale: 1 : 100

Project/Drawing no: PD24242 -05

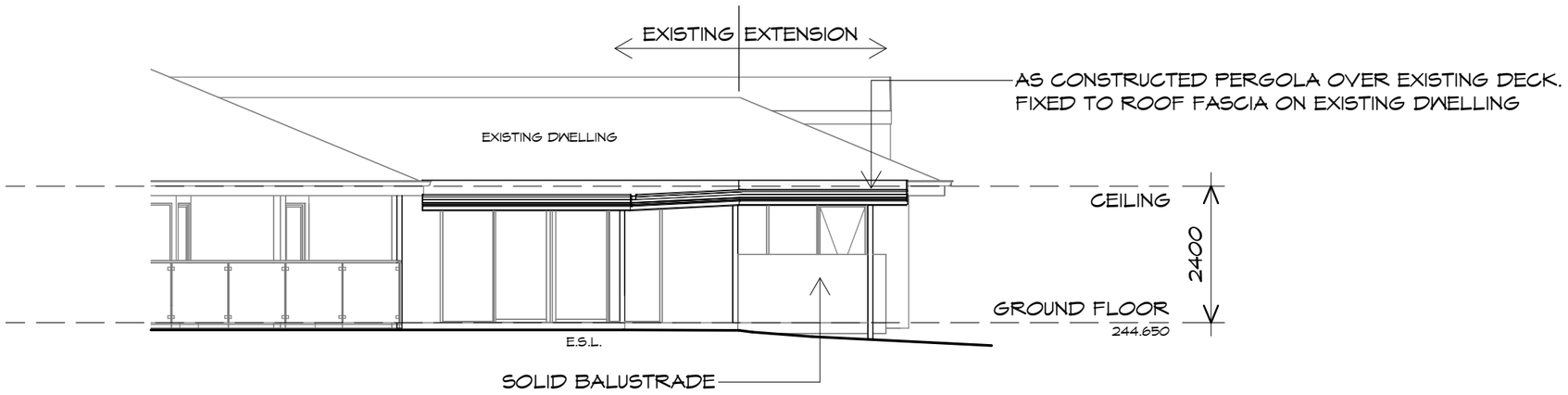
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A



SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

PLANNING

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PERGOLA EXTENSION

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Drawing:
PERGOLA EXTENSION
ELEVATIONS

Client name:
H.D. SHEPHERD

Date: 11.12.2025
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

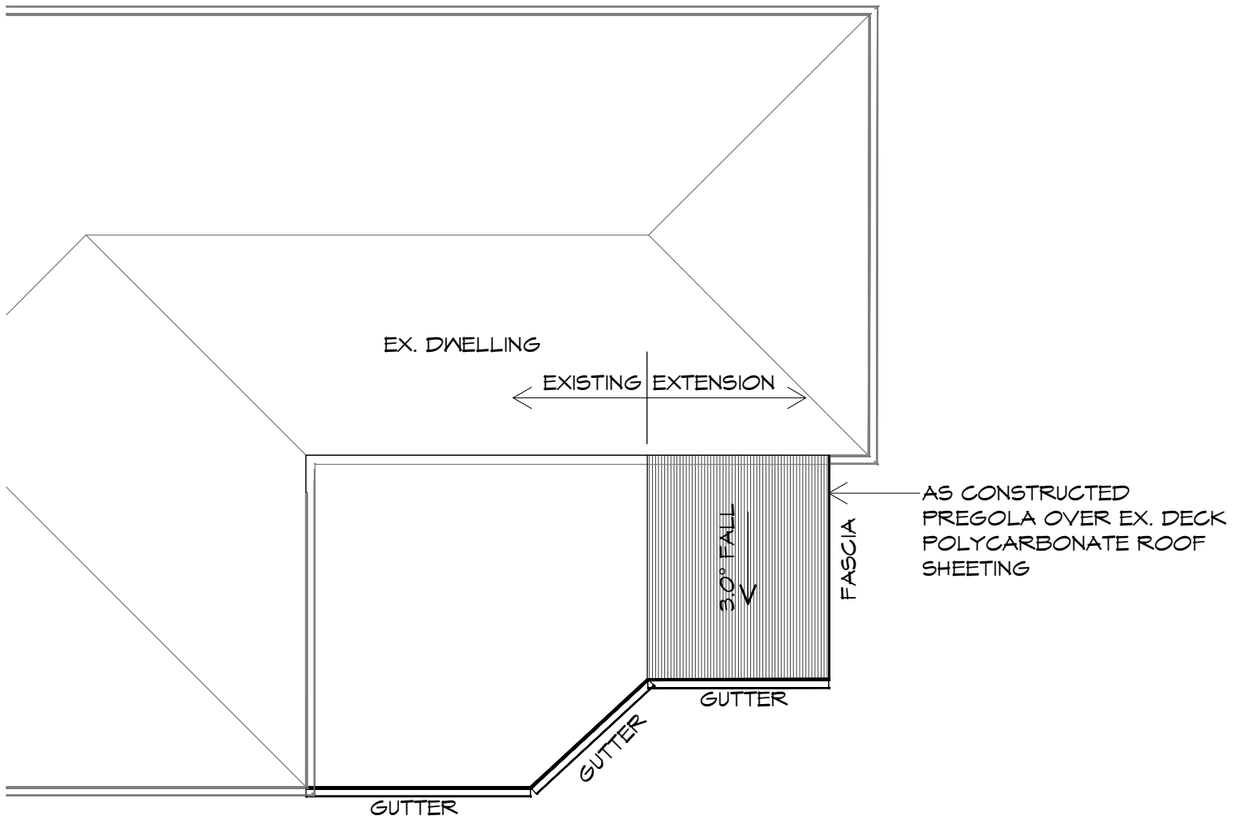
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD24242 -06
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



ROOF PLAN - DWELLING

1 : 100

Prime Design

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drafted by: Author

Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
PERGOLA EXTENSION - ROOF PLAN

Date: 11.12.2025

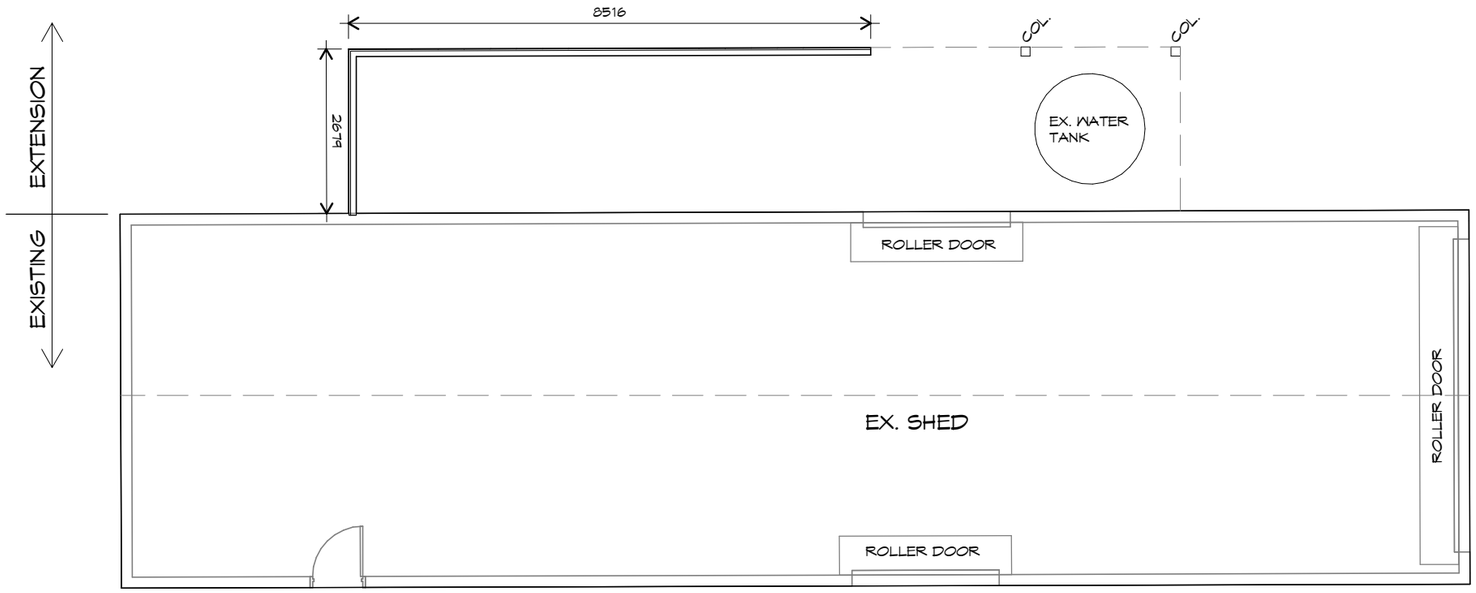
Scale: 1 : 100

Project/Drawing no: PD24242 -07

Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A

PERGOLA EXTENSION



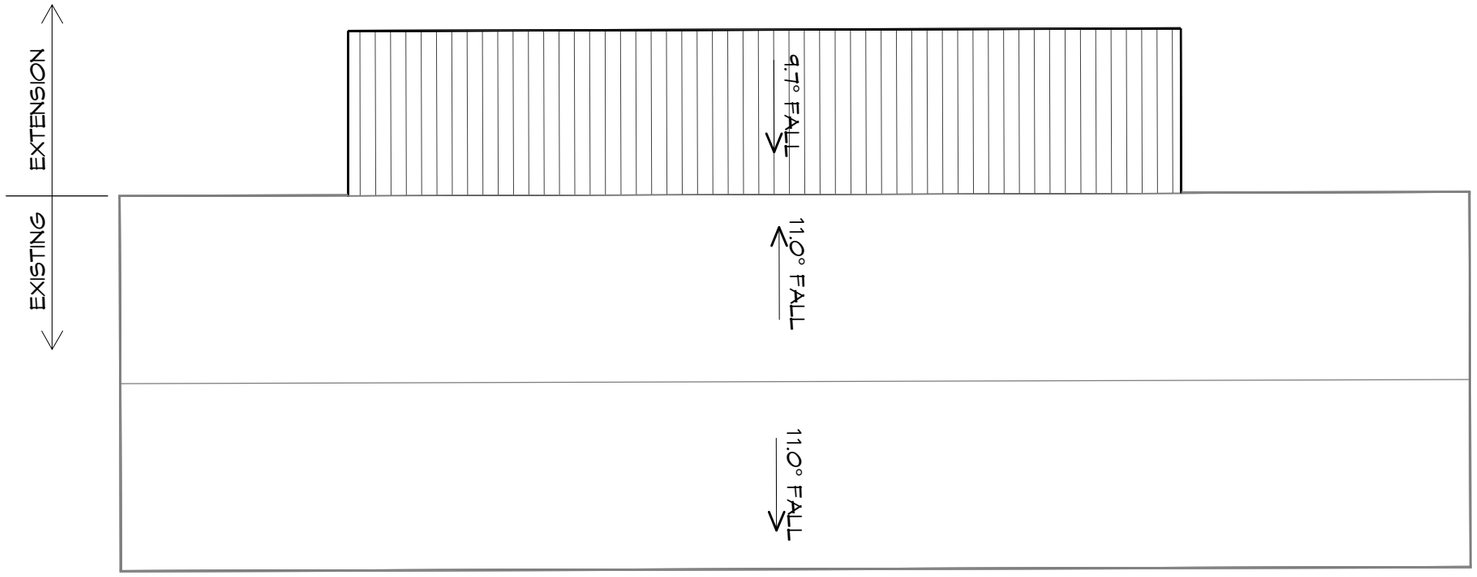
NOTE: EX. SHED & LEAN TO EXTENSION CLADDING & ROOF COLOUR: 'COLORBOND MANOR RED'. LRV: 8.00

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

FLOOR PLAN

1 : 100



ROOF PLAN

1 : 100

EX. SHED AREA	132.90	m2 (	14.31	SQUARES)
SHED EXTENSION AREA	37.50	m2 (	4.04	SQUARES)
TOTAL AREA	170.40		18.34	

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Drawing:
LEAN TO ROOF EXTENSION TO EX. SHED - FLOOR & ROOF PLAN

Client name:
H.D. SHEPHERD

Date: 11.12.2025
Scale: 1 : 100

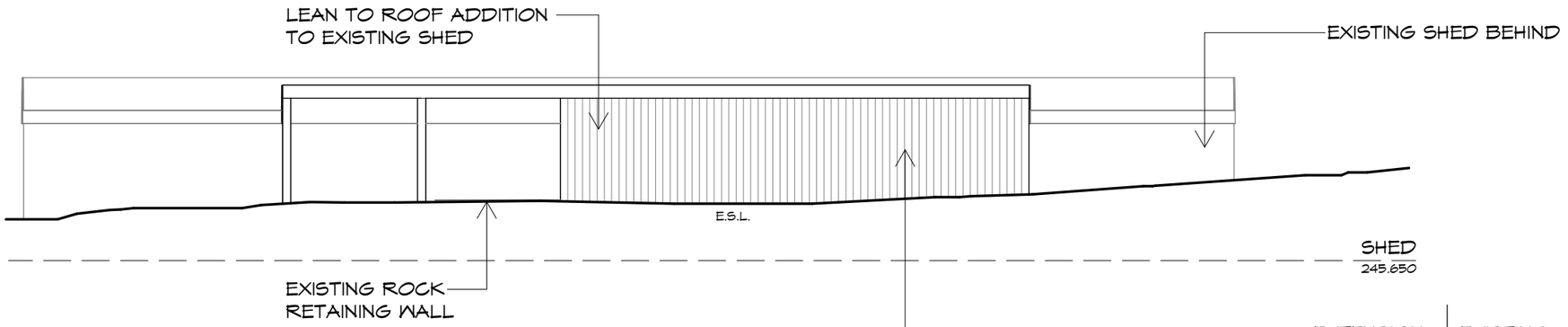
Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD24242 -S-01
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A

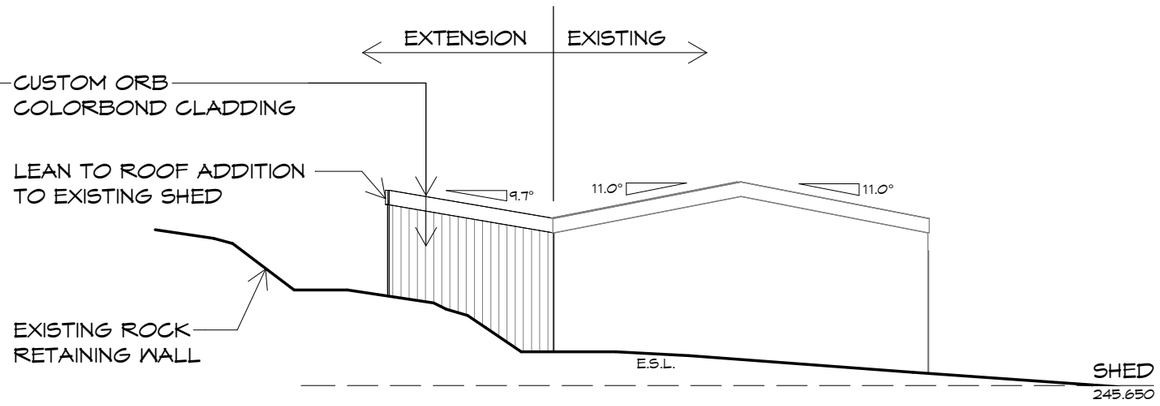
LEAN TO ROOF ADDITION



NOTE: EX. SHED & LEAN TO EXTENSION CLADDING & ROOF COLOUR: 'COLORBOND MANOR RED'. LRV: 8.00

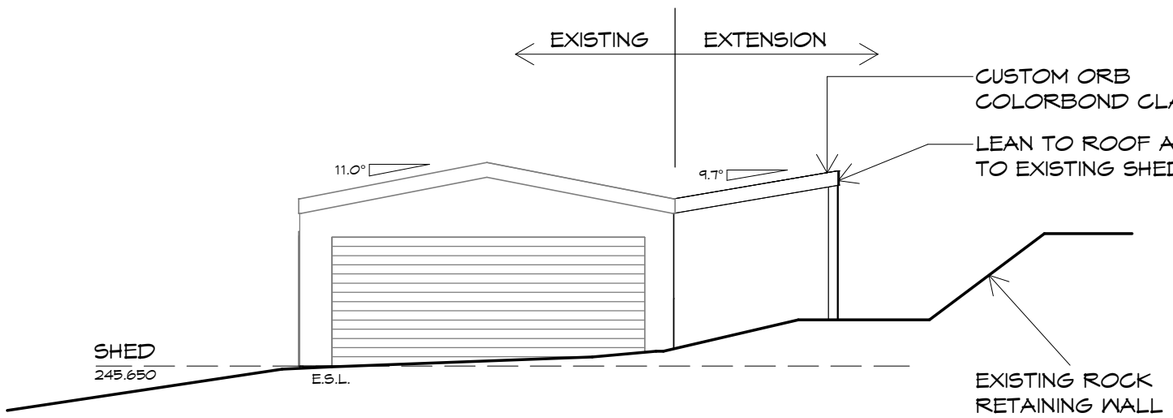
NORTH EASTERN ELEVATION - SHED

1 : 100



NORTH WESTERN ELEVATION - SHED

1 : 100



SOUTH EASTERN ELEVATION - SHED

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drafted by: T.W.

Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
LEAN TO ROOF ADDITION TO EXISTING SHED - ELEVATIONS

Date: 11.12.2025

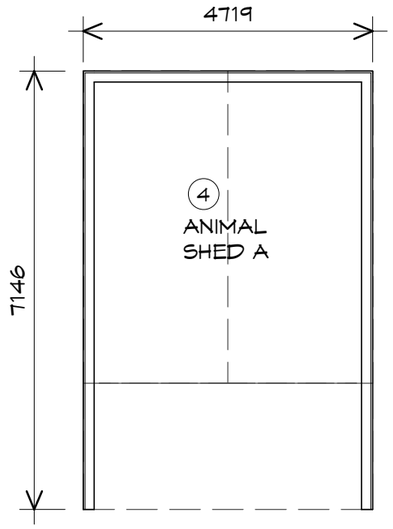
Scale: 1 : 100

Project/Drawing no: PD24242 -S-02

Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A

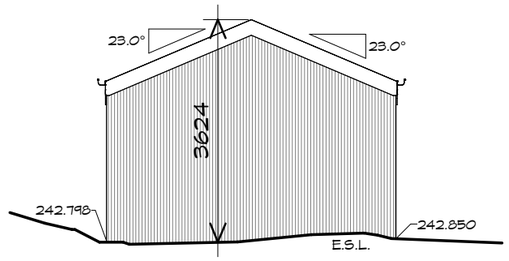
LEAN TO ROOF ADDITION



FLOOR PLAN

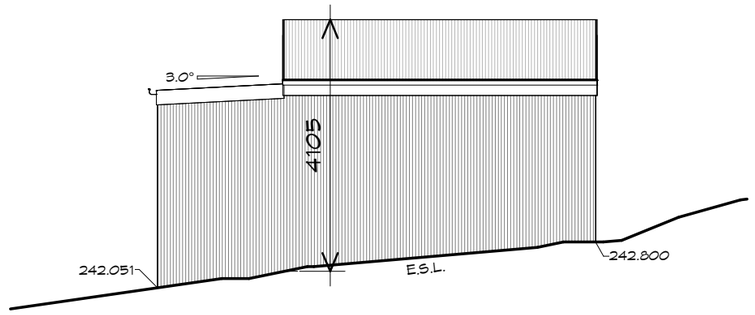
1 : 100

FLOOR AREA	33.72 m2	(3.63 SQUARES)
TOTAL AREA	33.72	3.63



NORTHERN ELEVATION

1 : 100

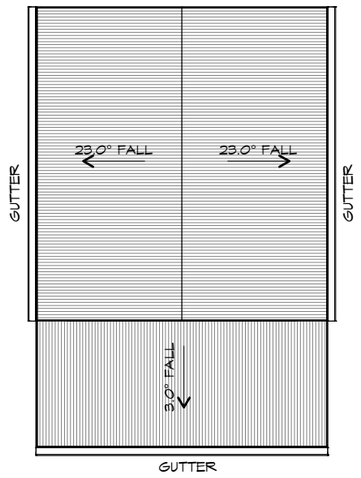


EASTERN ELEVATION

1 : 100

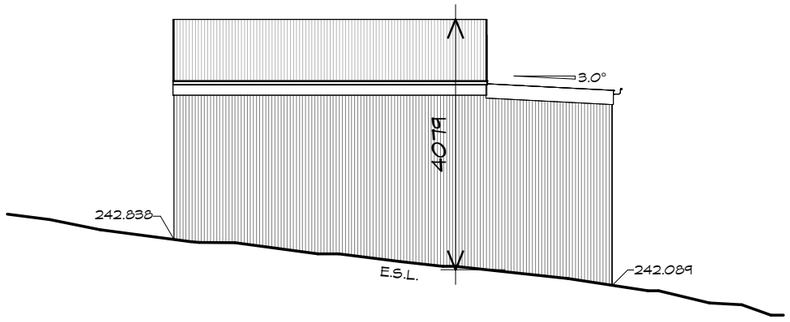
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



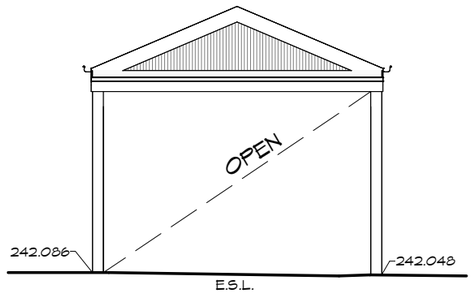
ROOF

1 : 100



WESTERN ELEVATION

1 : 100



SOUTHERN ELEVATION

1 : 100

NOTE: CLADDING & ROOF COLOUR:
'COLORBOND MANOR RED'. LRV: 8.00

ANIMAL SHED A

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Drawing:
ANIMAL SHED A

Client name:
H.D. SHEPHERD

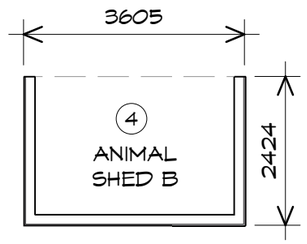
Date: 11.12.2025
Scale: 1 : 100

Drafted by: A.G.C.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD24242 -A-01
Revision: 02

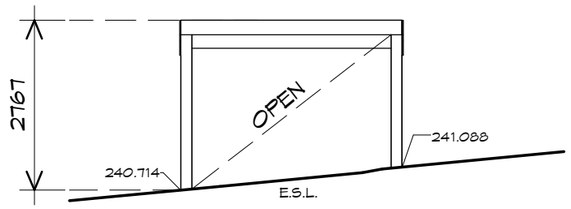
Accredited building practitioner: Frank Geskus -No CC246A



FLOOR PLAN

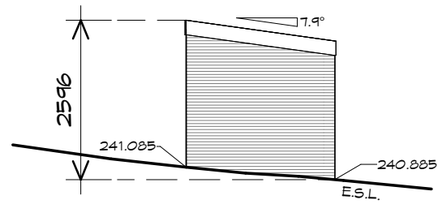
1 : 100

FLOOR AREA	8.74 m2	(0.94 SQUARES)
TOTAL AREA	8.74	0.94



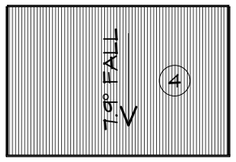
NORTH EASTERN ELEVATION

1 : 100



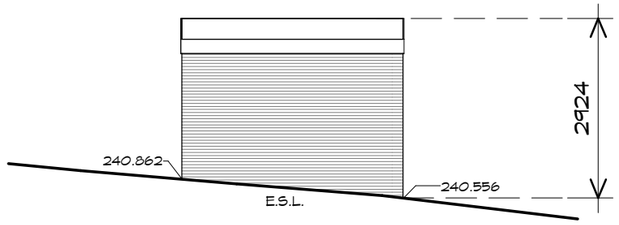
NORTH WESTERN ELEVATION

1 : 100



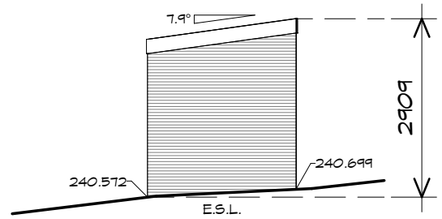
ROOF PLAN

1 : 100



SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

NOTE: ROOF & WALL CLADDING COLOUR:
'DEEP OCEAN' LRV: 10

ANIMAL SHED B

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drafted by: A.G.C.

Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
ANIMAL SHED B

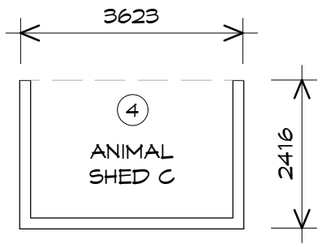
Date: 11.12.2025

Scale: 1 : 100

Project/Drawing no: PD24242 -A-02

Revision: 02

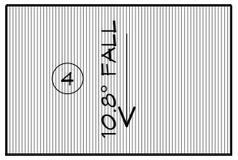
Accredited building practitioner: Frank Geskus -No CC246A



FLOOR PLAN

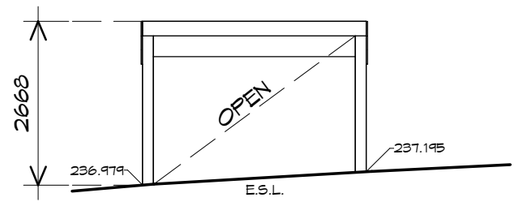
1 : 100

FLOOR AREA	8.82 m2	(0.95 SQUARES)
TOTAL AREA	8.82	0.95



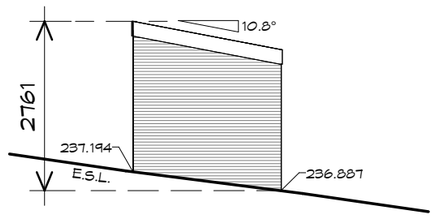
ROOF PLAN

1 : 100



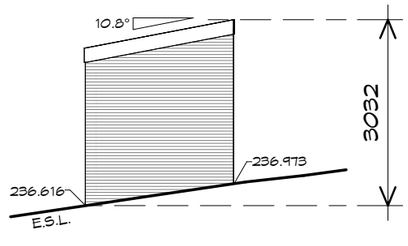
NORTH EASTERN ELEVATION

1 : 100



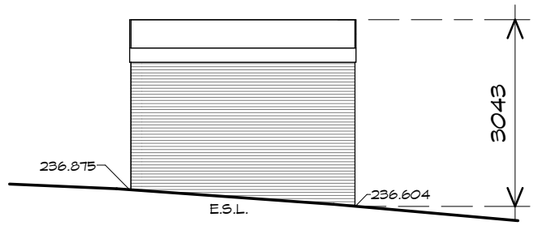
NORTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

NOTE: ROOF & WALL CLADDING COLOUR:
'DEEP OCEAN' LRV: 10

ANIMAL SHED C

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Project:
RETROSPECTIVE WORKS
18 HEALD ROAD
TRAVELLERS REST

Drawing:
ANIMAL SHED C

Client name:
H.D. SHEPHERD

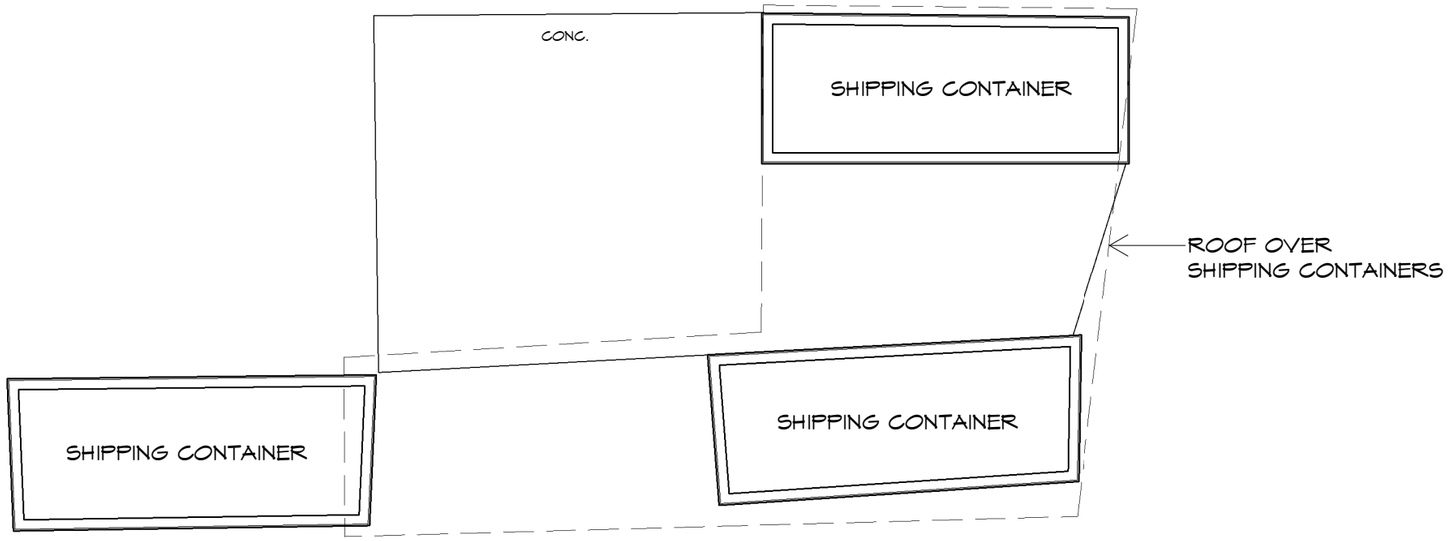
Date: 11.12.2025
Scale: 1 : 100

Drafted by: A.G.C.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD24242 -A-03
Revision: 02

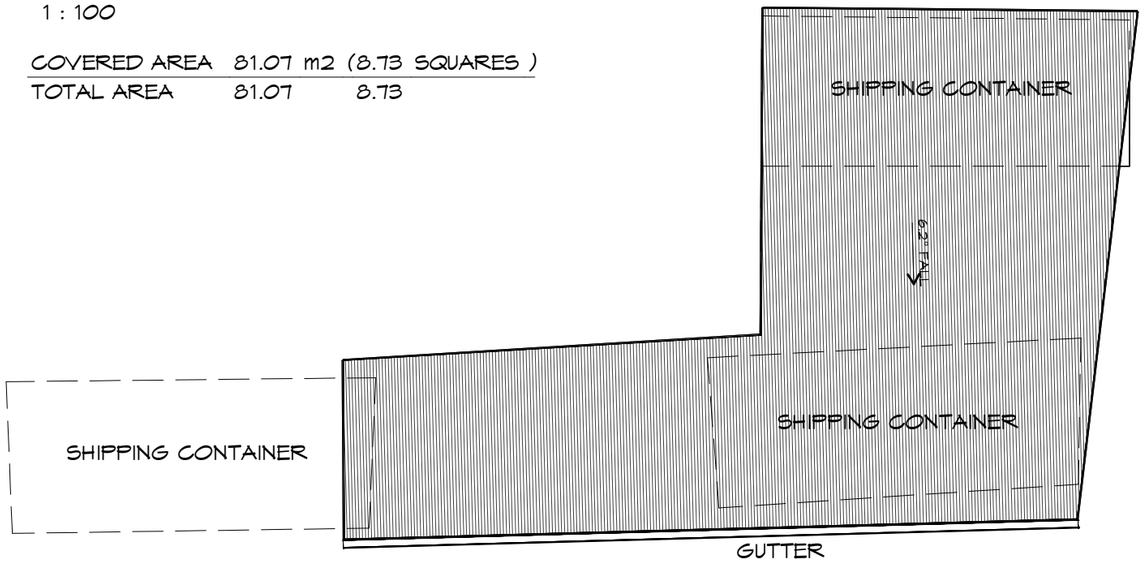
Accredited building practitioner: Frank Geskus -No CC246A



FLOOR PLAN

1 : 100

COVERED AREA	81.07 m2	(8.73 SQUARES)
TOTAL AREA	81.07	8.73



ROOF PLAN

1 : 100

NOTE: WALL & ROOF CLADDING COLOUR: 'COLORBOND MANOR RED' LRV: 8.00

CONTAINER STORAGE

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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info@primedesigntas.com.au primedesigntas.com.au

Project:
RETROCPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

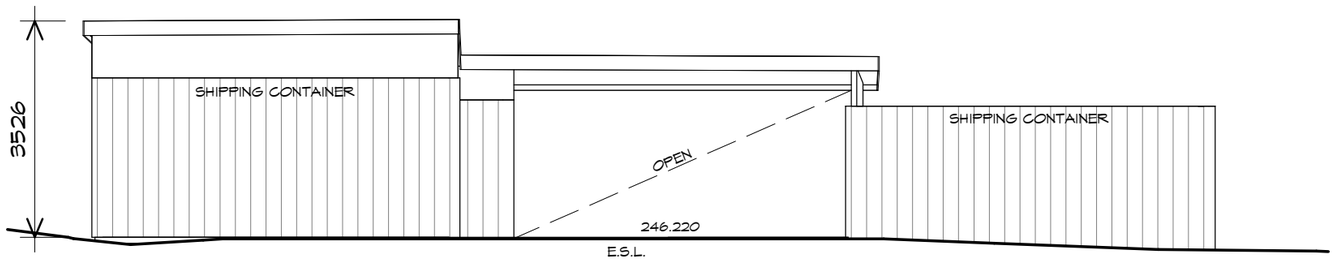
Client name:
H.D. SHEPHERD

Drawing:
CONTAINER STORAGE - FLOOR & ROOF PLAN

Drafted by: A.G.C.
Approved by: Approver
Date: 11.12.2025
Scale: 1 : 100
Project/Drawing no: PD21242 -S-03
Revision: 02

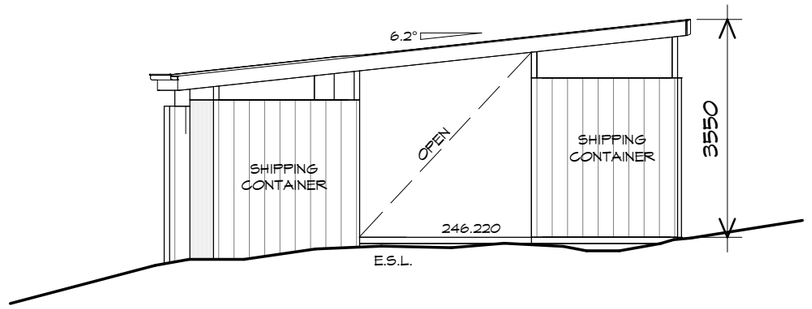
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

1 : 100

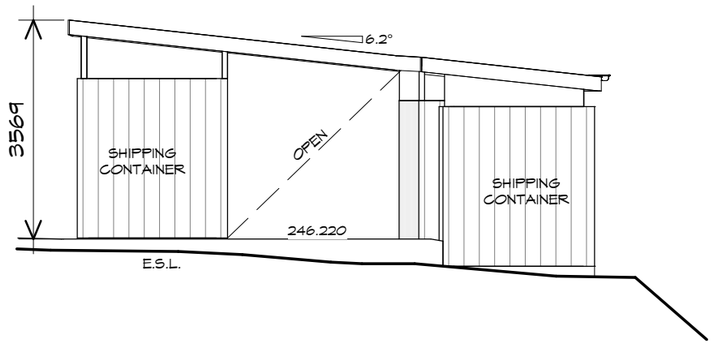


SOUTH EASTERN ELEVATION

1 : 100

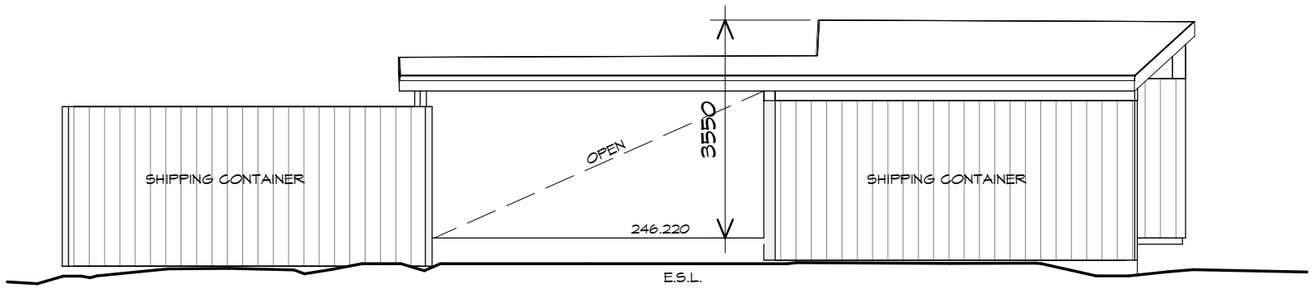
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



NORTH WESTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

NOTE: WALL & ROOF CLADDING COLOUR: 'COLORBOND MANOR RED' LRV: 8.00

CONTAINER STORAGE

Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

Project:
RETROCPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drafted by: A.G.C.

Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
CONTAINER STORAGE - ELEVATIONS

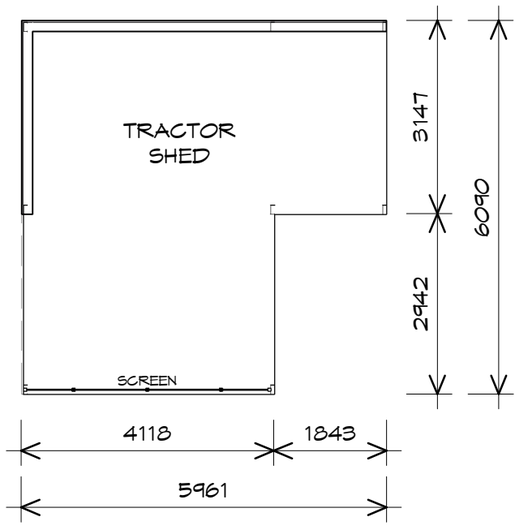
Date: 11.12.2025

Scale: 1 : 100

Project/Drawing no: PD21242 -S-04

Revision: 02

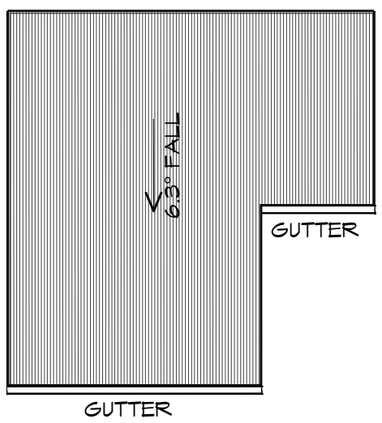
Accredited building practitioner: Frank Geskus -No CC246A



FLOOR PLAN

1 : 100

FLOOR AREA	30.87 m2	(3.32 SQUARES)
TOTAL AREA	30.87	3.32

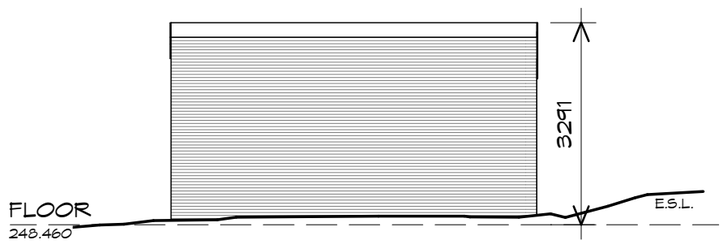


ROOF PLAN

1 : 100

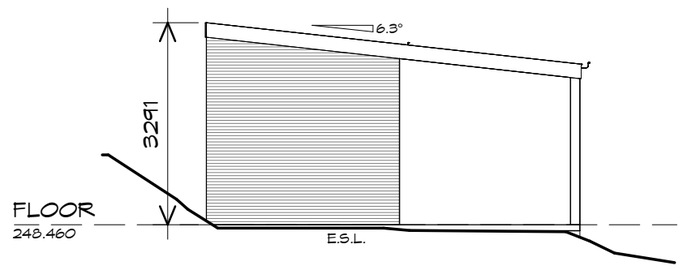
NOTE: SHED WALL & ROOF CLADDING
COLOUR: 'COLORBOND MANOR RED'
LRV: 8.00

TRACTOR SHED



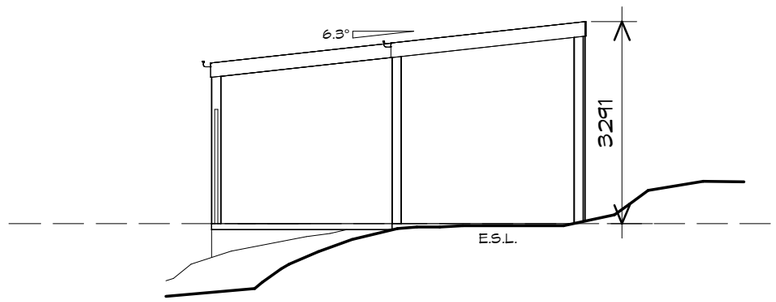
NORTH EASTERN ELEVATION

1 : 100



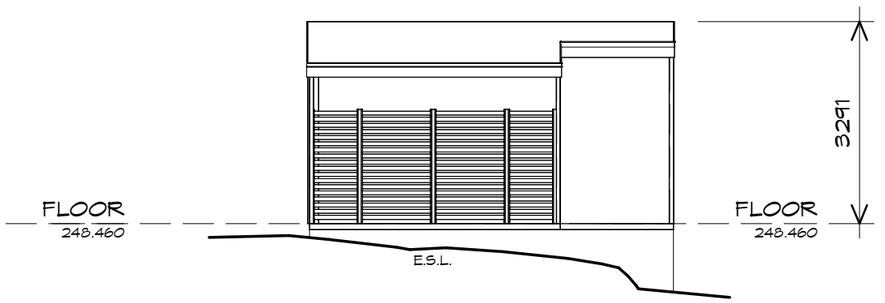
NORTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Drawing:
TRACTOR SHED

Client name:
H.D. SHEPHERD

Date: 11.12.2025
Scale: 1 : 100

Drafted by: A.G.C.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD21242 -T-01
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A

SITE PLAN - RE-VEGETATION PLAN

1 : 500

AREA TO BE RE-PLANTED AFTER EX. SEPTIC/GREYWATER SYSTEM & TRENCHES HAVE BEEN REMOVED AND AN APPROPIATE AMOUNT OF TIME HAS PASSED FOR THE SOIL TO SETTLE AND AREA TO BE RE-PLANTED WITH SMALL SHRUBS ONLY.

RE-VEGTATION AREAS SHOWN TO AREAS HATCHED IN GREEN.
TO BE RE-VEGETATED WITH AUSTRALIAN NATIVES SPECIES EXAMPLES TO INCLUDE A VARIETY OF:

- EUCALYPTUS PAUCIFLORA 'SNOW GUM' - 200mm POT SIZE
- LOMANDRA 'FROSTY TOP' - 140mm POT SIZE
- JUNIPERUS 'REPANDA' (COMMON JUNPER) - 140mm POT SIZE

NOTE: NEW VEGETATION TO BE PLANTED WHERE APPROPRIATE DUE TO LARGE AMOUNT OF ROCK ON THE SITE.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
RETROSPECTIVE WORKS
19 HEALD ROAD
TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drawing:
REVEGETATION SITE PLAN

Drafted by:	Approved by:
T.W.	Approver
Date:	Scale:
27.02.2026	As indicated@A2
Project/Drawing no:	Revision:
PD24242 -04	02

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

2 May 2025

Meander Valley Council
26 Lyall Street,
Westbury, TAS, 7303

Dear Planner,

Re: Retrospective Works – 19 Heald Road, Travellers Rest

Please see attached documentation for retrospective works at 19 Heald Road, Travellers Rest.
If you have any further questions about the development, please do not hesitate to ask.

Use Class: Residential
Zone: Landscape Conservation
Overlay: Bushfire Prone Areas, Priority Vegetation Area, Scenic Protection Area

C2.6.3 - Number of accesses for vehicles

P1 – the additional driveway access is on the opposite side of the property (approx. 180m apart), and has minimal impact to the residential amenity on adjoining land and pedestrian/traffic safety due to the following:

- The surrounding area does not have any off-street parking, and no off-street pedestrian walkways.
- The access is similar in design to the existing accesses in the area, which provides safe & efficient traffic movement on & off the property.

MEA - S18.7.2 Building height, siting and exterior finishes

P3 - Tractor Shed & Container Storage does not comply, side and rear setbacks are less than 10m. The tractor shed & container storage do not cause an unreasonable loss of amenity to the adjoining properties and are compatible with the landscape values of the site.

The tractor shed & container storage have side & rear setbacks varying from 1.995m to 7.872m, these are compatible with the setbacks on other properties in the area - for example 13 Heald Road has some small outbuildings that are approx. 1.8 – 3.5m from the side boundary – refer to locality plan for details. The location of the buildings are facing an agricultural zone and access to an internal lot, which also has existing vegetation around the buildings that provide screening from the adjacent properties and minimises the appearance of the buildings when viewed from the road.

MEA - S18.7.3 Landscape Protection

P1 – the additional buildings have been located around the site, with the heights of the buildings being less than the existing dwelling on site – these are also screened from adjacent properties and roads with the existing vegetation being retained around the perimeter of the site, and clearance has been minimal around the area of works, therefore maintaining the natural landscape of the site.

C7.6.2 - Clearance within a priority vegetation area

P1 – The clearance of vegetation on the site, has been localised to the areas that have been developed and is of a limited scale relative to the extent of priority vegetation on the site. The clearance of the vegetation has been kept to a minimum to maintain the natural landscape of the site.

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C8.6.1 - Development within a scenic protection area

P1 – The clearance of vegetation within a scenic protection area does not cause an unreasonable impact on the scenic value of the area as the removal of vegetations is of a limited scale and has been kept to a minimal amount with vegetation around the perimeter being maintained to not impact the scenic value of the area.

Existing Dwelling – Pergola Extension & Outdoor Play Area

Please refer to drawings 00-07 for details on the Pergola Extension & outdoor play area.

Existing Shed (Outbuilding)

Please refer to drawings S01-S02 for details on the lean-to roof addition to the existing shed.

Additional Vehicle Crossing at south-west corner of the property

Refer to drawings 00-03 for details on the additional vehicle crossing and response to C2.6.3.

Illegal Vehicle Crossover Works

Refer to Site Plans 00-03 for details & image below – new driveway access has a fall to the existing road side drainage, with no impact to the existing drainage noticed.
Contractor: Cains Civil Contracting

Storage of trailers & caravans

Client has advised that this use has been ceased and have been removed from the site.

Kind regards

amy cox

Amy Cox

12 December 2025

Meander Valley Council
26 Lyall Street,
Westbury, TAS, 7303

Prime Design
your build, your way

Dear Planner,

Re: Planning Application PA\25\0232 - Retrospective Works
19 Heald Road, Travellers Rest

1. **Inclusion of all works undertaken without approval**
   Refer to updated site plan, showing full extent of works undertaken without approval.

2. **Further detail required on plans**
   Outdoor Play Area
   - Fence height, material & colour – refer to attached photos.
   - Height of batter – refer to spot heights on Site Plan A for finished surface heights.

Outdoor Play Area Fence – Image 1

Outdoor Play Area Fence – Image 2

Roof Addition to the dwelling
- Roof colour/finish = Polycarbonate roof sheeting. Refer to updated plans.

Animal Shed A
- Refer to updated plans for reference to the cladding & roof colour note.

3. **C7.6.2 – Clearance within a priority vegetation area**
   P1.1
   (a) The cleared areas have been contained to areas for the driveways/outdoor play area,storage areas to keep the cleared area to a minimum to provide adequate access to the buildings associated with the existing residential dwelling. A Bushfire Report has identified the area of the site required to be cleared for bushfire hazard management for the dwelling & access to the property for fire-fighting purposes. Refer to provided Bushfire Report by Autumn Leaves Consulting. In addition, the proposed clearing for the new on-site wastewater system is required due to the failing existing septic system. Refer to site plan for location of the new

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irrigation area for this system – this has been identified as the best location for the irrigation area by Geoton. Refer to On-site Wastewater Disposal Assessment & Design for details.

(b) The property contains an existing dwelling, and the cleared area is for works associated with a residential dwelling use and due to the sites large size multiple storage/animal shed areas are required for on-going maintenance of the property. The clearing of the site is ancillary to the residential use, with proposed restoration where vegetation removal exceeded what was reasonably required.

(c) N/A

(d) The development is contained within the rear portion of the site in order to maintain the existing vegetation when viewed from public areas and also works facilitates safe use, access & bushfire protection for the existing dwelling & associated buildings on the site.

(e) The potential effect of the clearance on the survival of native vegetation is uncertain. To address this, we propose the restoration of areas where vegetation removal went beyond what was reasonably necessary

(f) When considered against the total vegetation on the property, the cleared areas represent a small proportion of the overall site vegetation cover. The existing vegetation has been maintained from the road/street frontage, so that the scenic drive/view from the road is mainly unchanged.

P1.2

(a) The cleared areas were primarily associated with the existing dwelling, required access and ancillary outbuildings. With building siting constrained to topography & existing site conditions. Future works will be carefully sited to avoid unnecessary vegetation removal.

(b) Where clearance occurred to facilitate the safe use of the dwelling & associated buildings/works the minimum necessary area was cleared. Any excess areas identified will be restored through re-vegetation.

(c) Clearing has considered bushfire hazard requirements. Where possible, defendable space is minimised to reduce impacts on priority vegetation, and replanting low-fuel native species will mitigate residual effects.

(d) Proposal to restore areas identified where vegetation removal exceeded what was reasonably required. This include the use of locally appropriate native species to ensure ongoing ecological function.

(e) Where practical, restoration works will enhance biodiversity values within the site, effectively offsetting residual impacts from the clearance.

(f) The site contains pre-existing cleared areas, and the recent clearance represents a relatively small proportion of the total vegetation. Rehabilitation and revegetation will integrate with these cleared areas to improve overall ecological outcomes.

4. Vehicle Access

- Vehicle crossover is to be re-constructed to comply with LGAT & Council Standards.

Kind regards

amy cox

Amy Cox

GEOTON Pty Ltd
Geotechnical Consultants

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Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

08 December 2025

Reference No. GL25580Ab

Prime Design Tasmania Pty Ltd
10 Goodman Court
INVERMAY TAS 7248

Attention: Ms Amy Cox

RE: On-site Wastewater Disposal Assessment and Design
19 Heald Road, Travellers Rest

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 Timothy Liew on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	08/12/2025	S Shahandeh	T Liew	Original

1 INTRODUCTION

A limited scope investigation has been conducted for Prime Design Tasmania Pty Ltd for a failing wastewater system at the existing residence at 19 Heald Road, Travellers Rest.

The investigation has been conducted to assess the suitability of the site for disposal of domestic wastewater and the design of an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management”.

Retrospective plans of the existing structures on the site were provided, prepared by Prime Design, project number PD24242, Drawings 01 to 07, S-01 to S-04, A-01 to A-03 and T-01, dated 02/05/2025.

We understand that the existing development comprises a dwelling and several sheds. Moreover, we have been informed that the existing dwelling contains five bedrooms.

2 FIELD INVESTIGATION

The field investigation was conducted on 30 October 2025 and involved the drilling of 3 boreholes by 4WD mounted auger rig to the auger refusal depths of 0.4m to 0.7m.

The logs of the boreholes are included in Appendix A and their locations are shown on Drawing 1, attached.

3 SITE CONDITIONS

The site is approximately 2 hectares and is developed with a dwelling, multiple sheds and outbuildings. The buildings are generally located in the northern portion of the site, while the southern portion is being utilised as grazing paddocks. The ground surface generally has a moderate slope down towards the south, with a low cover of grass and mature trees scattered throughout.

The existing wastewater treatment system is believed to be a septic tank of unknown volume and an unknown length of absorption trenches. The existing septic tank could not be located during the field investigation.

The ground to the south of the dwelling is boggy and waterlogged with pools of water and effluent observed on the surface.

Plate 1: View of the site looking to the northeast 30/10/2025.

Plate 2: View of the site looking to the west 30/10/2024.

The MRT Digital Geological Atlas, 1: 25,000 Series, indicates that the site is mapped as Jurassic period dolerite, with this being generally confirmed by our field investigation.

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the site is not within a mapped landslide hazard band.

The investigation indicated that the soil profile is generally uniform over the site. The boreholes encountered clayey silt topsoil to depths of 0.1m, underlain by clayey silt or silty clay to the refusal depths of 0.4m to 0.7m.

Auger refusal within the boreholes is inferred to be on highly weathered dolerite rock.

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

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

4 EFFLUENT DISPOSAL

The AS/NZS 1547:2012 and *Building Act 2016:* Director's Guidelines for On-site Wastewater Management Systems provide guidelines for typical wastewater flow allowances under a range of circumstances. The documents recommend a typical wastewater flow of 120L/person/day for households on tank water. As the existing dwelling has five bedrooms, a population equivalent of 7 persons with a wastewater design flow rate of **840L/day** has been adopted.

4.1 Permeability of Soil and Soil Category

Based on the findings of the borehole, the soil has been classified as follows:

- Texture – Heavy Clay (Table E1 from AS/NZS 1547);
- Structure – Massive Structured (Table E4 from AS/NZS 1547); and
- Category – 6 (Table E1 from AS/NZS 1547).

For massive Category 6 soils the indicative K_{sat} from AS/NZS1547 Table 5.1 is <0.06m/day. Therefore, the adoped permeability will be consistent with massive Category 6 soils.

- Adopted Permeability – 0.01m/day.

4.2 Disposal and Treatment Method

This site assessment indicates that the site is not suitable for in-ground disposal of wastewater (such as conventional trench systems and evapotranspiration beds) as there are Category 6 soils which have a very low permeability and shallow depth to rock.

As such, the site is considered suitable for the disposal of domestic wastewater by way of a Secondary Treatment System (STS) and mounded sub-surface irrigation.

Approximately 250mm of additional fill is required to raise the ground surface and irrigation bed to ensure sufficient depth of topsoil before the limiting layer of bedrock is encountered at depths of about 0.4m to 0.7m.

The existing septic tank is to be pumped empty by a licensed liquid waste contractor. The empty septic tank must then be either removed or have the lids and bases broken and filled with clean sand.

4.3 Tank Installation

As the site may be subject to high groundwater levels, care must be taken when installing the STS unit. "AS/NZS 1546.1:2008 Section 3.2.2 – Anchorage," provides guidance on the installation of in-ground tanks, and the specific STS unit manufacturer's installation instructions should be adhered to.

4.4 Design Irrigation Rate

According to AS/NZS 1547 Tables M1 and M2, the recommended design irrigation rate (DIR) for sub-surface irrigation (drip irrigation) on Category 6 soils on a slope of more than 10% is 1.6mm/day.

4.5 STS and Sub-Surface Irrigation

The disposal area is calculated using the following equation:

$$A = Q/DIR,$$

where A is area in m^2;

Q is design daily flow in L/day; and

DIR is design irrigation rate in mm/day.

As the DIR has been set at 1.6mm/day and the Q at 840L/day, the area required for the effluent disposal field is **525m²** as per the equation above.

There is adequate area for effluent disposal on site.

There is adequate secondary (back-up) area of 525m^2 is available, if required.

The sub-surface irrigation is to be constructed as per the cross-section detailed on Drawing 3 attached. The design details for the irrigation area are as follows:

- The irrigation lines are to be installed at a depth of 100mm into a minimum depth of 200mm of imported topsoil or medium grained sand and capped with 50mm of good quality topsoil;
- The irrigation lines are required to have a typical line spacing of 1m; and
- The irrigation area is not to be located through any poorly drained depressions. As such, minor filling/mounding of the irrigation area may be required to ensure there is no localised saturated area.

Guidelines for the design of sub-surface irrigation are outlined in AS/NZS 1547 Appendix M.

The area of the disposal field shall be vegetated with grasses or other suitable vegetation. A list of Tasmanian plants suitable for treated wastewater from STS units is attached as Appendix B.

The risk management process is an inherent part of the on-site wastewater disposal design. The on-site wastewater disposal system has been designed by considering the site characteristics and with risk identification in accordance with AS1547:2012. The

risk reduction measures are detailed in the report and form the basis of the system selection and design.

As part of the Building Act, the client must specify the STS model and provide the Certificate of Accreditation for that particular model before the proposed development gets approval. A list of accredited STS models can be found on the Tasmanian Consumer, Building and Occupational Services website. An 8EP or 10EP (8 or 10 equivalent persons) STS is appropriate.

https://www.cbos.tas.gov.au/topics/technical-regulation/plumbing-standards/wastewater/aerated-wastewater-treatment-systems

4.6 Setbacks

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

- 31.0m from downslope sensitive features such as watercourses;
- 9.5m from downslope property boundaries;
- 1.5m from upslope and cross-slope property boundaries;
- 5.0m from downslope buildings;
- 3.0m from upslope and cross-slope buildings;
- 3.0m from downslope cut batters; and
- 50.0m from groundwater bores.

The closest groundwater bore as mapped on the LIST is more than 50m from the disposal field.

4.7 Wastewater Recommendations

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

- Minimise domestic water use;
- Minimise the use of non-biodegradable detergents;
- Minimise the use of detergents containing phosphorous (e.g. Calgon or similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor quality of groundwater.

5 REFERENCES

Department of Justice. (2017). *Building Act 2016 Director's Guidelines for On-site Wastewater Management Systems v2.0.* Consumer, Building and Occupational Services.

Standards Australia Limited. (2011). *AS 2870: Residential Slabs and Footings Construction.* Sydney: SAI Global Limited.

Standards Australia Limited. (2012). *AS/NZS 1547 On-site Domestic Wastewater Management.* Sydney: SAI Global Limited.

Standards Australia Limited. (2017). *AS 1726: Geotechnical Site Investigation.* Sydney: SAI Global Limited.

Standards Australia Limited. (2021). *AS 4055: Wind Loads for Housing.* Sydney: SAI Global Limited.

Attachments:

Limitations of report

Drawing 1: Locality Plan

Drawing 2: Wastewater Plan

Drawing 3: Mounded Sub-Surface Irrigation Section

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: List of STS Example Plants

Appendix C: Certificate Forms

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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

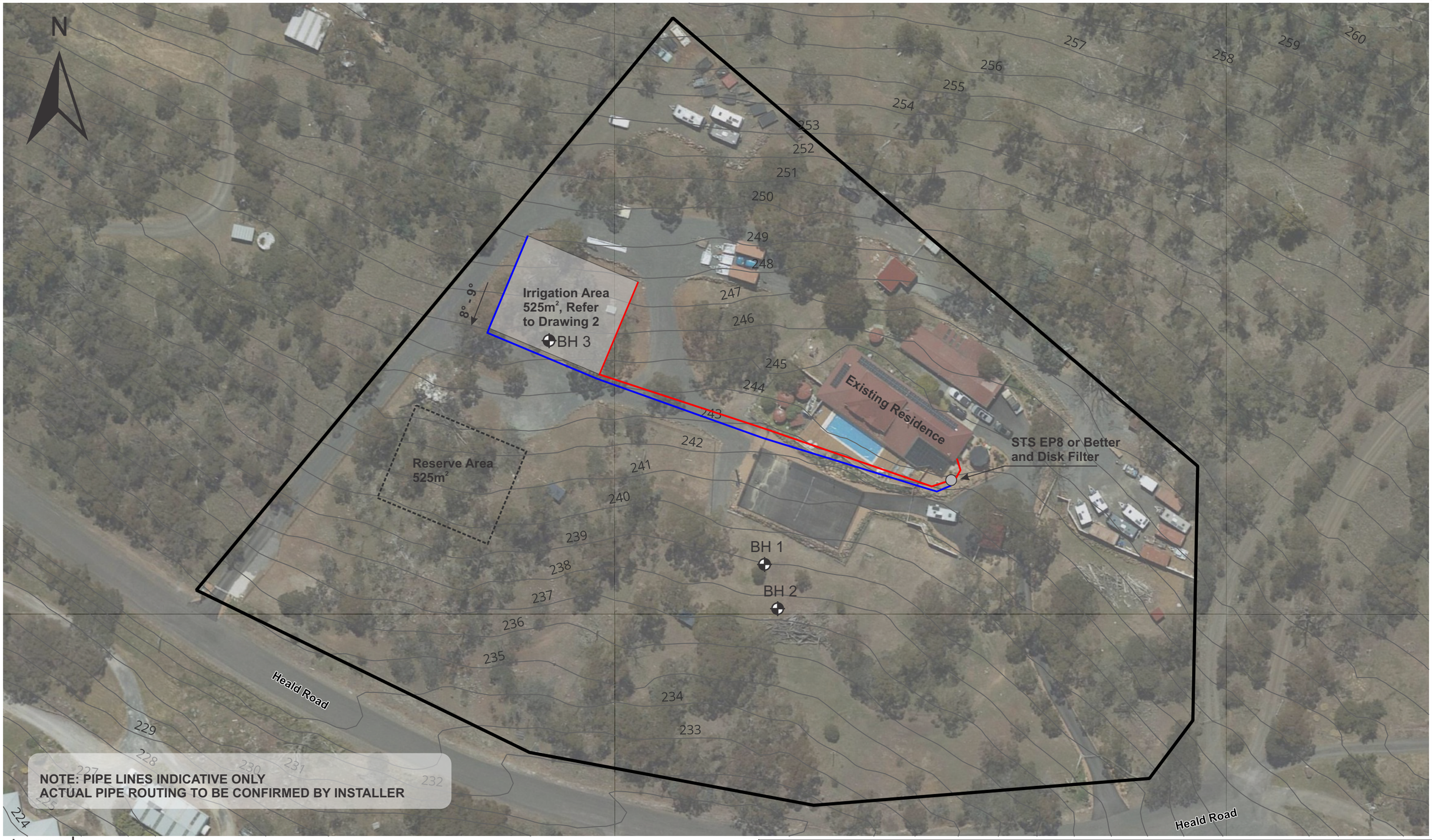
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

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.



Legend

- BH 1 — Approximate Borehole Location
- 5° — Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)
- Cadastral Parcels

Approximate Scale

20 0 20 40 60 m

GEOTON Pty Ltd

Date	08/12/2025	Drawn	SS
Scale	As Shown	Approved	TB
Original size	A3	Rev	

Client: PRIME DESIGN TASMANIA PTY LTD

Project: 19 HEALD ROAD TRAVELLERS REST

Title: SITE PLAN

Project no: GL25580A

Drawing no. 1

NOTES

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

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

MOUNDED IRRIGATION BED TO BE SET BACK:
31.0m FROM DOWNSLOPE SENSITIVE FEATURES SUCH AS WATER COURSES,
9.5m FROM DOWNSLOPE PROPERTY BOUNDARIES,
1.5m FROM UPSLOPE AND CROSS-SLOPE PROPERTY BOUNDARIES,
5.0m FROM DOWNSLOPE BUILDINGS,
3.0m FROM UPSLOPE AND CROSS-SLOPE BUILDINGS, AND
3.0m FROM DOWNSLOPE CUT BATTERS

Legend

5° Approximate Slope angle in Degrees

Contour in Metres (LiDAR Derived)

Cadastral Parcels

Approximate Scale

5 0 5 10 15 m

GEOTON Pty Ltd

Date	08/12/2025	Drawn	SS
Scale	As Shown	Approved	TB
Original size	A3	Rev	

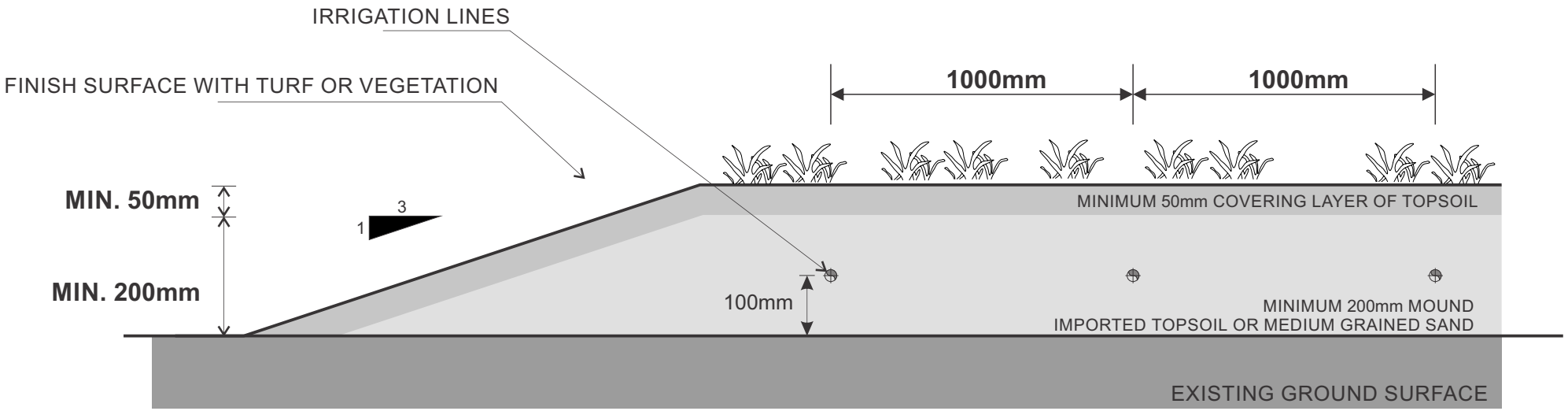
Client: PRIME DESIGN TASMANIA PTY LTD

Project: 19 HEALD ROAD TRAVELLERS REST

Title: WASTEWATER PLAN

Project no: GL25580A

Drawing no. 2



MOUNDED SUBSURFACE IRRIGATION
TYPICAL SECTION

1 : 10 @ A4

GeoTon Pty Ltd				client:	PRIME DESIGN TASMANIA PTY LTD
				project:	19 HEALD ROAD TRAVELLERS REST
date	08/12/2025	drawn	SS		
scale	1 : 10	approved	TB	title:	MOUNDED SUBSURFACE DRIP IRRIGATION
original size	A4	rev		project no: GL25580A	drawing no. 3

Appendix A

Borehole Logs

GEOTON
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ENGINEERING BOREHOLE LOG: BH1

Client : Prime Design Tasmania Pty Ltd
Project : On-site Wastewater Design
Location : 19 Heald Rd, Travellers Rest TAS 7250, Australia

Easting : 508069.95
Northing : 5406546.52
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25580A
Logged : T L
Logged Date : 30/10/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm					0.25		ML	TOPSOIL - Clayey SILT - low plasticity, dark brown,	M	St	
							MH	Clayey SILT - high plasticity, brown,	M	F	
								BH1 Refusal at 0.5 m			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH2

Client : Prime Design Tasmania Pty Ltd
Project : On-site Wastewater Design
Location : 19 Heald Rd, Travellers Rest TAS 7250, Australia

Easting : 508069.95
Northing : 5406546.52
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25580A
Logged : T L
Logged Date : 30/10/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm					0.25		ML	TOPSOIL - Clayey SILT - low plasticity, dark brown,	M	St	
							MH	Clayey SILT - high plasticity, brown,	M	F	
								BH2 Refusal at 0.4 m			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH3

Client : Prime Design Tasmania Pty Ltd
Project : On-site Wastewater Design
Location : 19 Heald Rd, Travellers Rest TAS 7250, Australia

Easting : 508069.95
Northing : 5406546.52
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25580A
Logged : T L
Logged Date : 30/10/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm					0.25		ML	TOPSOIL - Clayey SILT - low plasticity, dark brown,	M	St	
							MH	Clayey SILT - high plasticity, brown,	M	F	
					0.50		CH	Silty CLAY - high plasticity, pale brown,	M	VSt	
								BH3 Refusal at 0.7 m			

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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

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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.

GEOTON Pty Ltd

Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

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

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

Appendix B

Example Plants

Taz Wild Plants

Phone: (03) 6384 2165
Fax: (03) 6384 2165
Web site: www.tazwild.com

Wastewater Treatment Units

Tasmanian Plants suitable for Water from Wastewater Treatment Units

Water from septic tanks and aerated wastewater treatment units such as Biocycle, Envirocycle or other may contain salts, boron and disease bearing microbes. The major ingredients of most cleaning fluids are various salts, of which common kitchen salt (sodium chloride) is the least common. These salts may have large concentrations in wastewater, which can have a detrimental effect on plants. The survival of plants will depend on the concentrations of salts. Long-term build up of chemicals and salts in the soil will adversely affect any plantings.

We can't guarantee these plants will survive but they are tolerant to reasonable amounts of the main offenders and will tolerate wet conditions.

Below is a list of plants to help make an attractive garden bed for your wastewater treatment area.

PLANTS 1 – 6m

Acacia mucronata
Variable sallow wattle, Narrow leaf wattle
An upright or spreading, medium to tall shrub 3-4m X 2-3m. Quick growing. Profuse cream to yellow flowers in spring, showy. Attracts seed eating birds. Drought tolerant.

Acacia verticillata
Prickly Moses
Prickly shrub to 2m. Useful habitat plant and very attractive in flower.

Banksia marginata
Honeysuckle, Silver banksia
Evergreen shrub or small tree with attractive narrow, smooth edged leaves which are square or notched at the end and silvery beneath. Greenish yellow cones of flowers that last as cut flowers. Grows well in sandy soil. Strong upright growth.

Bauera rubioides
Dog Rose
Hardy small to medium dense shrub. 1-2m X 1-2m wide with masses of dainty pink flowers, flowering most of year, attracting butterflies. Grows well in wet or moist soils, prefers acid soils. Likes full or filtered sun. Good coastal pant. Frost tolerant. Prune regularly. Good erosion control.

Callistemon pallidus
Lemon Bottlebrush
Evergreen medium shrub, very upright with silky leaves that become smooth with age. Lovely lemon yellow bottlebrushes in spring and summer. Likes a dry or moist position. Tolerates full or filtered sunlight. Attracts nectar eating birds.

Callitris oblonga
Cypress pine, South esk pine
This is one of Australia's native conifers. It has an attractive shrubby shape and is suitable for use in the garden as a fast growing hedge, since it can be pruned to shape. It is also useful for gardens where the soil is rocky and sandy but will tolerate a range of soils, providing the drainage is good.

Correa backhousiana
Velvet correa
A dense, bushy, spreading shrub to 1.5m high by 2m wide. Leaves are glossy green on top, rusty coloured underneath. Greenish cream bell flowers in winter. Spring bird attracting. Tolerates lime and coastal plantings. Usually frost resistant.

Leptospermum lanigerum
Woolley tea-tree
Hardy medium to large shrub 2.5 to 5m high x 1.2-3m wide, massed with white flowers during spring. Soft grey foliage. Prefers moist to wet soils with good drainage and will grow well in full or filtered sun. Attracts butterflies and seed eating birds. Tolerates light snow, smog and frost.

Melaleuca ericifolia
A very hard, fast growing small evergreen tree suited to most soils and aspects. Suitable for poorly drained or saline soils and withstands coastal exposure. Needle-like leaves and 2-3cm long cream flower spikes, in spring and early summer. Ideal for planting as a screen.

Melaleuca gibbosa
Fine leafed paperbark, Slender honey-myrtle
Evergreen small shrub with mauve/purple ball shaped flowers in late spring and summer. Suitable for most soils, tolerating lime and salt soil. Frost resistant.

Melaleuca squarrosa
Tall, bushy shrub, good foliage. Scented, yellow brush flowers, in spring-summer. Suitable for most soils, tolerating very wet conditions, lime, saline and frost.

Micrantheum hexandrum
River box
Attractive foliage plant with new growth showing red stems. Cream flowers in spring. Grows up to 2m high. Prune to form a dense screen plant.

Notelaea ligustrina
Native Olive, Mock olive, Privet mock olive
Tall shrub with smooth, dark green leaves. Small yellow flowers and purple fruit. Prefers a moist, semi-shaded position but grows well in a wide range of conditions.

Pomaderris apetala
Dogwood
Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

SHRUBS TO 1m

Amperea xiphoclada
Upright or arching stems. Attractive foliage sculpturesque in appearance to 60cm. Useful for basket weaving. Dry to moist sites.

Blechnum penna-marina
Alpine Water Fern
Attractive, low growing, matted ground cover. Leathery dark green fronds to 15cm long, tinged pink when young. Ideal hanging baskets. Rockeries and moist positions in the open ground.

Blechnum wattsii
Hard Water Fern
Hardy and vigorous fern with dark green leathery fronds to 1m tall. Very easily grown in large pot or a moist, shady position in the ground.

Callistemon viridiflorus
Green Bottlebrush
Erect shrub with pale green bottlebrushes. Good in damp conditions. 1-2m X 1m. Frost resistant.

Carex appressa
Tall sedge, Tussock sedge
A tall perennial to 1.8m high. Stems acutely 3 angled and leaves 3-6mm broard. Occurs in winter wet depressions that can dry out completely in summer. Flowers in spring.

Carex inyx
Tassell Sedge
Evergreen clump forming sedge with green foliage and gorgeous golden brown pendulous tassels 1m x 1m.

Carex tasmanica
Curley Sedge
An upright sedge to 30cm. Attractive tight curls on tips of leaves. Wet sites but will tolerate long dry spells.

Dianella tasmanica
Flax Lily
An evergreen perennial plant with arching, strap-like leaves which can be up to 1.2m long. During spring and summer this plant bears clusters of nodding, star shaped, bright blue to purple flowers which are followed by glossy deep blue berries. Thrives in a sunny to partly shaded position in humus rich, well drained soil. Ideal for rockeries, poolside planting and containers.

Ficinea nodosa (syn isolepis nodosa)
Knobby club rush
Dense tufted native rush with stiff stems. Rounded brown flower knobs in summer. Suit damp or moist sandy soil. 60cm X 1m wide.

Ficinea nodosa (syn isolepis nodosa)
Knobby club rush (syn. Isolepis nododa)
Ideal for planting around pond margins, this fast growing perennial plant forms clumps of upright, often arching, dark green stems. Brownish, globular flower heads are produced throughout the year. A tough hardy plant which thrives in full sun in a range of soils. Tolerates salt spray, waterlogged and saline soils. Adds texture and colour to seaside gardens and water features, useful for general garden planting.

Goodenia elongata
Lanky Goodenia
Suckering ground cover 10cm tall X 50cm. Glossy green leaves, rich yellow flowers on tall stems spring-summer, prefers moist soils in full sun or part shade.

Isolepis inundata
Knobby club rush, Swamp club rush
Handy aquatic for waters edge or general planting (eg. shrub beds, dry creek beds).

Lomandra longifolia
Long leaf mat bush, Sagg
A popular plant for use as accent in gardens, where the rush like foliage contrasts well with broad leafed plants. Use it next to ponds or as a boarder plant. Flowers in spring, bearing clusters of cream, strongly perfumed flowers - great for use in flora arrangements. A very adaptable plant that will grow well in a range of soils but does best in a moist position.

Mazus pumilio
Mauve carpet
Low growing creeping plant. Ideal ground cover, with mauve flowers, spring and summer. Semi shade or sun.

Melaleuca squamea
A bushy shrub to 1m with stunning mauve flowers in spring-summer. Grows well in a damp spot. Frost hardy.

Poa labillardieri
A popular native grass grown for its soft blue foliage. In the warmer months this clumping plant produces an attractive flower head with a purple tint. Thrives in a sunny to partly shaded position and grows in a range of soils. Suitable for planting under trees, embankments and mass plantings. Cut to just above ground level in late winter for fresh new spring growth.

Polystichum proliferum
Mother Shield Fern
An easy to grow fern with attractive green fronds. New fronds are covered with eye catching brownish scales. An ideal plant for ferneries and shaded garden positions but will perform equally well when planted in a container. Plant in humus rich, moist, well drained soil in part shade. Fertilise with a good organic fertilizer. When planting in containers use a premium potting mix.

Polystichum proliferum
Mother Shield Fern
Attractive native fern with arching fronds to 1m long forming plantlets near the tip. Very easily grown in a moist position in morning or filtered sun. Suitable for tubs.

Pratia pedunculata
Blue pratia, Common pratia, White pratia
This dainty, spreading plant forms a carpet of tiny green leaves which from spring to early summer is smothered in a mass of tiny, white flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers and makes an attractive groundcover. Thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Pratia pedunculata
Blue pratia, Common pratia, White pratia
This dainty, spreading plant forms a carpet of tiny, green leaves, which from spring to early summer is smothered in a mass of tiny blue flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers, and makes an attractive groundcover, thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Scaevola hookeri
Creeping fan flower, Mat fan flower
A very densely matting, evergreen groundcover with glossy, dark green leaves and small, white fan-shaped flowers in flushes, during spring, summer and autumn. An excellent soil binding plant for average to moist positions. Frost hardy.

Velleia paradoxa
Spur valleia
Wild flower 20cm X 20cm with large yellow flowers spring and summer. Prefers moist soils which are well drained and part shade to full sun.

Viola fuscoviolacea
A spreading, matting violet with attractive dense foliage and tiny deep purple-blue flowers in spring and summer. Prefers a moist position. Withstands frosts and snow.

Viola hederacea
Native violet
An attractive creeping evergreen perennial with fan shaped leaves. This plant produces beautiful mauve flowers over a long flowering period. An ideal ground cover for full sun to part shade in well drained soils.

TREES

Acacia dealbata
Silver Wattle
A tall tree with a smooth trunk, often decorated with silvery, mottled patches contrasting with the greyish-green leaves. In spring, clusters of golden-yellow, fluffy ball like flowers almost cover the whole tree.

Acacia melanoxylon
Blackwood
A beautiful formal tree that produces one of Australia's most sought after woods for cabinet making. Light yellow flowers occur in winter and early spring. A useful tree for a windbreak or screen as it grows densely. It is also tolerant of a wine range of positions, however its height and width will be greatest if the soil is moist and fertile.

Eucalyptus ovata
Black gum, Swamp gum
Evergreen medium to tall moisture loving tree, good for poorly drained soils. Smooth white trunk. Masses of white flowers in autumn which attract birds. Frost hardy. Good tree for cool districts. Water absorber. Drought tolerant. Excellent shade and windbreak tree.

Eucalyptus rodwayi
Swamp Peppermint
This tree is suitable for a wide range of conditions, from very dry sandy soils to river banks. Grows 15 to 20m.

Eucalyptus viminalis
White Gum
A magnificent tree with a lovely white trunk. This tree is suitable for very dry to very wet sites. Its height is 20 to 40m depending on availability of moisture.

Pomaderris apetala
Dogwood
Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

Prostanthera lasianthos
Christmas bush, Tasmanian Christmas bush
The Tasmanian Christmas bush comes into flower around Christmas with masses of mint scented foliage. A rapid growth in a range of soils but for best results grow in a well drained soil and mulch to retain moisture in the drier months. An attractive plant that will grow in a range of positions in the garden.

Tasmannia lanceolata
Mountain pepper, Native pepper
Small leafed mountain form. Handsome foliage shrub with bright green leaves and red stems. Creamy-yellow flowers in spring. Slow growing to 1.5m, hardy in a cool moist well drained position in sun or shade.

Appendix C

Certificate Forms

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Prime Design Tasmania Pty Ltd *Owner name*
10 Goodman Court *Address*
Invermay TAS 7248 *Suburb/postcode*

Designer details:

Name: Tony Barriera
Category: Civil Engineer
Hydraulic - Domestic
Business name: Geoton Pty Ltd
Phone No: 03 6326 5001
Business address: P O Box 522
Prospect TAS 7250
Fax No:
Licence No: IEAust 471929, CC6220 P
Email address: tbarriera@geoton.com.au

Details of the proposed work:

Owner/Applicant Prime Design Tasmania Pty Ltd
Designer's project reference No. GL25580Ab
Address: 19 Heald Road
Lot No: 105515/23
Travellers Rest TAS 7250

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

Description of work:
New building
on-site wastewater management system

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

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

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

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

Other details:
All design documents provided in Report GL25580Ab, dated 08/12/2025

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

All design documents are contained within report

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

Any other relevant documentation:

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		08/12/2025
Licence No:	CC6220P		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		08/12/2025

GEOTON Pty Ltd
Geotechnical Consultants

LOADING CERTIFICATE

To:	Prime Design Tasmania Pty Ltd		*Owner /Agent*	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	10 Goodman Court		*Address*	
	Invermay TAS	7248	*Suburb/postcode*	

Details of work:

Address:	19 Heald Road	Lot No:	23
	Travellers Rest TAS 7250	Certificate of title No:	105515/23
The work related to this certificate:	On-site domestic-wastewater management	*(description of the work or part work being certified)*	

Certificate details:

In issuing this certificate the following matters are relevant –

Documents:	Report GL25580Ab dated 08/12/2025 Drawing 1 – Site Plan Drawing 2 – Wastewater Plan Drawing 3 – Mounded Subsurface Irrigation Section
Relevant calculations:	Contained in the above
References:	AS/NZS1547:2012 On-site domestic-wastewater management

Substance of Certificate:

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

Wastewater Characteristics

Population equivalent used for this assessment = 7 (5 bedroom dwelling)
Wastewater volume (L/day) used for this assessment = 840 (120 Litres per person)
Approximate blackwater volume (L/day) = 336
Approximate greywater volume (L/day) = 504

Soil Characteristics/Design Criteria

Texture (Table E1 from AS/NZS 1547) = Heavy clay
Soil category (Table E1 from AS/NZS 1547) = 6
Soil structure (Table E4 from AS/NZS 1547) = Massive
Indicative permeability (Table 5.1 from AS/NZS 1547) = <0.06m/day
Adopted permeability = 0.01m/day
Adopted Design Irrigation Rate = 1.6mm/day
Soil thickness for disposal = 0.5m
Minimum depth (m) to water = >0.7m

Dimensions for On-Site Treatment System

Disposal and treatment methods = Secondary Treatment System (STS) and mounded sub-surface irrigation

Site modification and specific design = Irrigation field to be mounded with topsoil or silty sand by 200mm and capped with 50mm good quality topsoil.

Primary disposal area required = 525m^2

Reserve disposal area required = 525m^2

Location and use of Reserve area = The reserve area is located to the south of the proposed irrigation area, currently vacant.

Is there sufficient area available on site for disposal (including reserve) = Yes

Notes

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

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

Allowable Variation from Design Flow

Based on an approved STS 8EP system (8 equivalent persons) rated at 1,200 litres per day and a wastewater design volume of 840L/day the allowable variation from design flow (peak loading events) would be an additional 360L/day.

System Limitations

Consequences of overloading the system:

(A) Adverse effects on soil properties and plant growth through excess salt accumulation in the root zone during extended dry periods

(B) Harmful long-term environmental effects to the soil of land application system or the adjacent surface water and groundwater; or

(C) Increased risk to public heath from surface ponding in the land application area or channelling or seepage beyond the land application area.

Consequences of underloading the system:

The treatment system can be switched to the power saving mode, when no sewage flows are generated for an extended period of time (e.g. holidays). In this mode, aeration is reduced to the minimum required to supply the microbes with oxygen to ensure they remain viable.

Consequences of changes in loading of the system: The system has been designed for domestic onsite wastewater disposal, and as such effluent will be domestic and is not expected to change significantly. Significant changes in loading of the system can result in system failure.

Operation Requirements

Refer to operation manual of preferred aerated waterwater treatment system.

The use of water saving fixtures is required.

Adverse effects of not operating the system correctly may include:

(A) Odour; and

(B) Disease.

Maintenace Requirements

Refer to operation manual of preferred aerated waterwater treatment system.
Adverse effects of not maintaining and monitoring the system correctly may include:

(A) Odour;
(B) Pump failure;
(C) Air blower failure or filter blockage;
(D) Alarm failure;
(E) Irrigation field failure; and
(F) Poor water quality, lack of disinfection.

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		08/12/2025	GL25580Ab

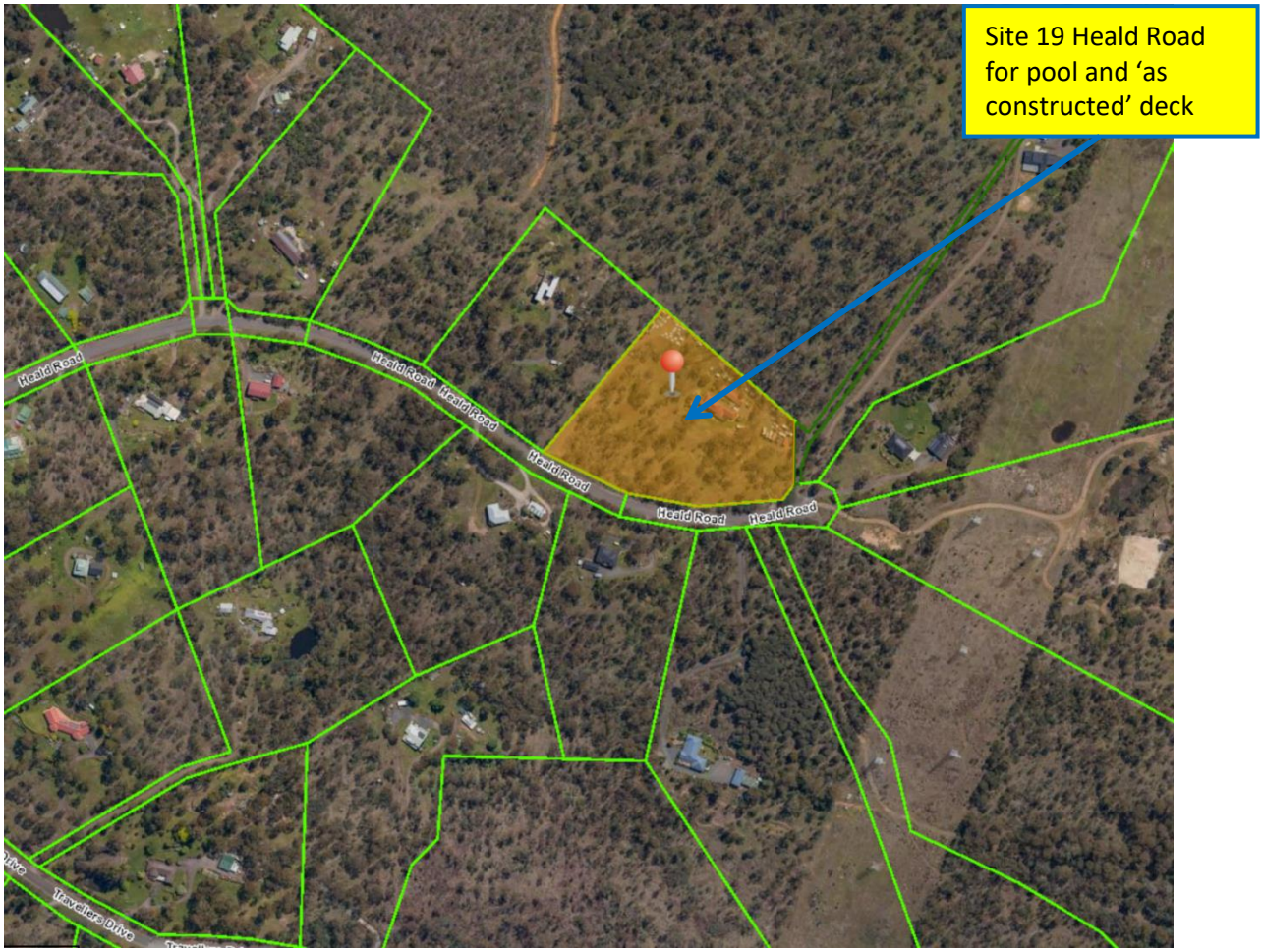
Autumn Leaves Consulting
Bushfire Hazard Assessment & Management Plans
leanne.a.jordan@gmail.com
Mobile 0417 313 029
20 Richings Drive YOUNGTOWN TAS 7249
ABN 46286311768

Bushfire Report

19 Heald Road TRAVELLERS REST TAS 7250

(Volume 105515 Folio 23)

PID: 1622581



Report prepared for:

Client:	H.D. SHEPHERD C/- Prime Design 10 Goodman Court INVERMAY TAS 7248
Report prepared by:	Leanne Jordan
Accreditation Number:	BFP - 141
Report Reference:	ALC-BFM 2024/42
Report Date:	1st August 2024
Version:	1.0

TABLE OF CONTENTS

1. Summary:

Client:	H.D. SHEPHERD C/- 10 Goodman Court INVERMAY TAS 7248
Property Location:	19 Heald Road TRAVELLERS REST TAS 7250
Property ID:	PID: 1622581 (Volume 105515 Folio 23)
Lot Size:	2.049 ha
Council:	Meander Valley Council
Planning Zone	Landscape Conservation
Surrounding Zones	Landscape Conservation & Rural zones surround this property
Type of building work:	Class 1a Building – associated Class 10a Structure (deck) & Class 10b Structure (pool)
Description of the building work:	Pool & 'as constructed' deck
Assessed BAL	Bushfire Attack Level: BAL- 12.5

2. Introduction

This Bushfire Attack Level (BAL) assessment is for a pool & 'as constructed' deck at 19 Heald Road, TRAVELLERS REST TAS 7250 PID: 1622581 (Volume 105515 Folio 23). This Bushfire Attack Level (BAL) Report and Bushfire Management Plan (BHMP) have been prepared for submission with a Building Permit Application under the Building Act 2016, *Building Regulations 2016 (Part 5 Division 6)*, and the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.*

3. Purpose

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas. Building specifications for BAL-12.5 are detailed in AS3595-2018.

An assessment and comments in relation to the *Building Act 2016,* the *Building Regulations 2016 (Part 5 Division 6)*, and the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024* will be provided for the proposal.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack and Exposure Level
BAL-LOW	*Insufficient risk to warrant specific construction requirements*
BAL-12.5	*Ember Attack*
BAL-19	*Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5 and 19 kW m2 (kilowatts per square metre)*
BAL-29	*Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19 and 29 kW m2*
BAL-40	*Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames*
BAL FZ (Flame Zone)	*Direct exposure to flames from fire front in addition to heat flux and ember attack*

4. Assessment

A desktop and onsite assessment were carried out on the 1st August 2024. The referenced documents are appended, these include aerial topography images from Listmap, onsite photos and design plans from Prime Design, Drawing Number PD23396.

5. Vehicular Access:

Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.

Clause 2.3.2.Property Access

(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:

(a) A new habitable building; or

(b) A new Class 10a Building to which this Division applies, if not accessible using an existing property access

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway as specified in subclause (4).

(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building or the water supply for firefighting.

(4) Vehicular access from a public road to a building must:

(a) comply with the property access requirements specified in Table 2;

(b) include access from a public road to a hardstand within 90 metres of the furthest part of the building measured as a hose lay; and

(c) include access to the hardstand area for the firefighting water point.

(5) Certain Class 9 Buildings have additional property access requirements as specified in Table 2.

Table 2 (B) Property access length is 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.

The following design and construction requirements apply to property access:

(a) all-weather construction;
(b) load capacity of at least 20 tonnes, including for bridges and culverts;
(c) minimum carriageway width of 4 metres;
(d) minimum vertical clearance of 4 metres;
(e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;
(f) cross falls of less than 3 degrees (1:20 or 5%);
(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
(h) curves with a minimum inner radius of 10 metres;
(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
(j) terminate with a turning area for fire appliances provided by one of the following:
    (i) a turning circle with a minimum outer radius of 10 metres;
    (ii) a property access encircling the building; or

a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

On site:

There are two property accesses, both off Heald Road and both are existing driveways. The driveway to the dwelling is fully sealed and is approximately 72 metres in length, with a width of 3.8 metres. The secondary driveway which provides access to the static firefighting water point is approximately 139 metres in length to the firefighting water supply tank, and the access road varies in width. The straight section of the driveway is 5.8 metres in length, whilst the circular driveway section is 4.5 metres is length. The circular driveway section of the driveway leads to the hardstand area of the firefighting water point and allows for sufficient turning by way of the circular drive.

The secondary access road providing access to the fire fighting water point and dwelling needs to comply with Table 2(B) of the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.* The design and construction of this access is deemed to satisfy these requirements, including the sealed section of approximately 18 metres where the slope is slightly above 10°. The inner radius of the corners of the driveway are compliant with the radius' being 11 metres & 18 metres respectively. This driveway to the firefighting water supply needs to be regularly maintained, including maintenance of vegetation to ensure both vertical and horizontal clearance are managed to ensure ongoing compliance.

By meeting these design and construction requirements, an all-weather road, access to the firefighting water point and the existing dwelling will exist, which provides a suitable turning area, and safe access to the property. Safe access for emergency services including firefighting appliances, is crucial for effective firefighting.

Entrance to dwelling from Heald Road

Top of driveway near dwelling

Sealed driveway up to dwelling

Turning area near dwelling

Entrance to secondary driveway – providing access to the static firefighting water supply

Existing gravel driveway

Section of driveway to fire fighting water point

Driveway also continues to top section of access

Bottom section of circular driveway

Hardstand area for tank which is likely to provide static firefighting water supply (tank will need to be upgraded to comply)

Driveway view from hardstand area

Driveway up to the top section of access

Top section of driveway

6. Water Supply Details:

Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.

Clause 2.3.3.Water Supply for Firefighting

(1) The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B:
- *(a) a new habitable building; or*
- *(b) a new Class 10a Building to which this Division applies, if not protected by an existing firefighting water supply.*

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available, the building must be provided with a water supply dedicated for firefighting purposes with complies with the requirements specified in Table 3A or Table 3B.

(3) Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Table 3A or Table 3B.

This proposal will need to comply with ***Table 3B Requirements for Static Water Supply for Firefighting*** of the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*, as there are no fire hydrants in the area, hence a static water supply is required for firefighting.

Table 3B Requirements for Static Water Supply for Firefighting of the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024*, *states:*

(A) Distance between building to be protected and water supply

The following requirements apply:
(a) the building to be protected must be located within 90 metres of the firefighting water point of a static water supply; and
(b) the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building.

(B) Static Water Supplies

A static water supply:
(a) may have a remotely located offtake connected to the static water supply;
(b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
(c) must be a minimum of 10,000 litres per building including associated Class 10 Building or deck to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
(d) must be metal, concrete or lagged by non-combustible materials if above ground; and
(e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
- *(i) metal;*
- *(ii) non-combustible material; or*
- *(iii) fibre-cement a minimum of 6 mm thickness*

(C) Fittings, pipework and accessories (including stands and tank supports)

Fittings and pipework associated with a firefighting water point for a static water supply must:
(a) have a minimum nominal internal diameter of 50mm;
(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) be metal or lagged by non-combustible materials if above ground;

(d) if buried, have a minimum depth of 300mm;
(e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
(f) ensure the coupling is accessible and available for connection at all times;
(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); and
(h) ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) where a remote offtake is installed, ensure the offtake is in a position that is:
(i) visible;
(ii) accessible to allow connection by firefighting equipment;
(iii) at a working height of 450 – 600mm above ground level; and
(iv) protected from possible damage, including damage by vehicles.

(D) Signage for static water connections
The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
(a) comply with water tank signage requirements within AS 2304; or
(b) comply with the Tasmania Fire Service Water Supply Signage Guideline published b the Tasmania Fire Service.

(E) Hardstand
A hardstand area for fire appliances must be provided:
(a) no more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
(b) no closer than six metres from the building to be protected;
(c) with a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway; and
(d) connected to the property access by a carriageway equivalent to the standard of the property access.

(F) Additional requirements for Certain Class 9 Buildings
Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.

On Site:
There is an existing water tank onsite which is likely to provide the strictly reserved 10,000 litres of static firefighting water supply. This tank is located to the west of the existing dwelling and is easily accessible by the secondary access to the property, which leads to the associated hardstand area of the tank. This hardstand area is approximately 10 metres from the dwelling.

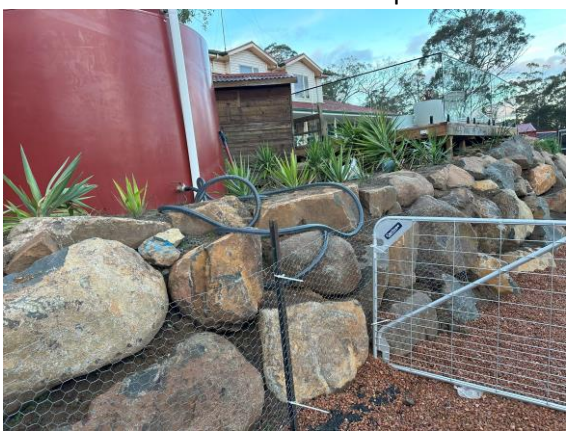
The water tanks, water connections, fittings, pipework and accessories, hardstand area and signage need to comply with the requirements of *Table 3B Requirements for Static Water Supply for Firefighting* of the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024, as* outlined above.

The tank is located well within the required 90 metres as a hose lay to the furthest point of the dwelling. Some aspects of the existing tank itself will need some upgrades to comply with the requirements of the Director's Determination, including ensuring water connections/coupling complies, protection of the tank itself by shielding from all directions and tank construction material as described in Table 3B (B) (e) and appropriate signage.

Adequate and available water supply is critical for effective firefighting.

Existing tank may provide the required static Firefighting water supply. Protection by shielding of the tank itself and the material on the bottom 400mm of tank is required

Fixtures & fittings need to comply with DD requirements



Signage of the firefighting water tank is required

Hardstand area is close to the tank, however a remote offtake may be required to ensure ease of use and access by firefighting personnel

7. Bushfire Attack Level Assessment

7.1. Fire Danger Index (FDI):

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and difficulty of suppression according to various combinations of temperature, relative humidity, wind speed and estimate of fuel state, all of which is influenced by daily rainfall and the time elapsed since the last rainfall. *The FDI as per Table 2.1 AS3959-2018 for Tasmania is 50.*

7.2. Site Vegetation Type:

Vegetation surrounding the site to a distance of 100m from the proposed building has been considered.

- North-East: Assessed as managed for 35 metres, then woodlands;
- South-West: Assessed as managed for 17 metres, then grasslands, then woodlands;
- South-East: Assessed as managed for 23 metres, then grasslands, then woodlands;
- North-West: Assessed as managed for 26 metres, then woodlands;

7.3. Distance to the Vegetation

Measured horizontally from the edge of the vegetation (closest to the building site) to the external wall of the proposed building, or for parts of the building that do not have external walls (including carports, verandas, decks, landings, deck ramps) to the supporting posts or columns.

- North-East: Assessed as managed for 35 metres, then woodlands for 65+ metres;
- South-West: Assessed as managed for 17 metres, then grasslands for 19 metres, then woodlands for 48 metres, then managed (road) for 16+ metres;
- South-East: Assessed as managed for 23 metres, then grasslands for 30 metres, then woodlands for 47+ metres;
- North-West: Assessed as managed for 26 metres, then woodlands for 74+ metres;

7.4. Slope of the land under the vegetation

The slope of the land under the vegetation has a direct influence on the severity of a bushfire and consequently is considered in assessing your site's BAL. Bushfires have a tendency to move up more rapidly than down hills. In determining the slope, it is the slope under the classified vegetation in relation to the building that is measured, not the slope between the classified vegetation and the building.

- North-East: Upslope;
- South-West: Upslope;
- South-East: Upslope;
- North-West: Downslope >0-5° (grasslands), Downslope >5-10° (woodlands);

7.5. Bushfire Attack Level (BAL):

The BAL takes into consideration a number of factors including the Fire Danger Index (FDI), the slope of the land, types of surrounding vegetation and its proximity to any building.

- North-East: BAL- 12.5
- South-West: BAL- 12.5
- South-East: BAL- 12.5
- North-West: BAL- 12.5

7.6. Overall Bushfire Attack Level (BAL):

BAL Level as per Table 2.6 AS3959-2018

The assessed Bushfire Attack Level (BAL):

Once the Bushfire Hazard Management Area (BHMA) stipulated is implemented and maintained, ensuring both initial and ongoing compliance **= BAL- 12.5**

The construction requirements are set out in Section 3 & 5 of the Australian Standard AS3959-2018 Construction of Buildings in Bushfire-Prone Areas for Bushfire Attack Level 12.5 (BAL – 12.5).

BAL–12.5 As per AS 3959-2018 Bal-12.5 there are increasing levels of ember attack.

HMA around existing dwelling with pool & 'as constructed' deck:

Bushfire Attack Level (BAL) **Step 1: Relevant fire danger index: (see clause 2.2.2)** FDI 50 [X] **Step 2: Assess the vegetation within 100m in all directions (tick relevant group)** Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation. Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.				
Vegetation classification (see Table 2.3)	North [ ] North-East [X]	South [ ] South-West [X]	East [ ] South-East [X]	West [ ] North-West [X]
Group A Forest				
Group B Woodland	35 metres to woodlands	36 metres to woodlands	53 metres to woodlands	26 metres to woodlands
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland		17 metres to grasslands	23 metres to grasslands	
Group H Managed Land				
Exclusions (where applicable)	Strikeout relevant paragraph descriptor from clause 2.2.3.2.			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)
Step 3: Distance of the site from classified vegetation (see clause 2.2.4)				
Distance to classified vegetation	Show distances in metres			
	35 metres to woodlands	17 metres to grasslands	23 metres to grasslands	26 metres to woodlands
Step 4: Determine the effective slope of land under the classified vegetation				
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0° [X]	Upslope/0° [ ]	Upslope/0° [X]	Upslope/0° [X]
	North [ ] North-East [X]	South [ ] South-West [X]	East [ ] South-East [X]	West [ ] North-West [X]
	Downslope			
	>0 to 5 [ ]	>0 to 5 [X] **(grasslands)**	>0 to 5 [ ]	>0 to 5 [ ]
	>5 to 10 [ ]	>5 to 10 [X] **(woodlands)**	>5 to 10 [ ]	>5 to 10 [ ]
	>10 to 15 [ ]	>10 to 15 [ ]	>10 to 15 [ ]	>10 to 15 [ ]
	>15 to 20 [ ]	>15 to 20 [ ]	>15 to 20 [ ]	>15 to 20 [ ]
BAL value for each side of the site	BAL- 12.5	BAL-12.5	BAL-12.5	BAL- 12.5
ASSESSED BAL LEVEL	The assessed Bushfire Attack Level (BAL) for the site is "BAL-12.5"			

8. Hazard Management Areas

Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.

Clause 2.3.4. Hazard management areas

(1) A new building, and an existing building, in the case of an addition or alteration to a building, in a bushfire-prone area, must be provided with a hazard management area.
(2) The hazard management area must comply with the requirements specified in Table 4.
(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959.
(4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

Table 4 Requirements for Hazard Management Area of the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*, *states:*

(C) Hazard management areas for alterations or additions to buildings.
An alteration or addition to a building must:
(a) be located on the lot so as to be provided with a HMA which:
- *(i) has the separation distances required for the BAL assessed for the Construction of the existing building; or*
- *(ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and*

(b) have a HMA established in accordance with a certified bushfire hazard management plan.

On Site:
As per section 7 of this report the existing dwelling meets the Hazard Management Area (HMA) requirements of a BAL-12.5 by managing the HMA as stated withing this report. This compliance is required under Clause 2.3.4 and ***Table 4C Requirements for Hazard Management Area*** of the *Director's Determination –Bushfire Hazard Areas Version 1.1, 8 April 2021*, to ensure that the HMA is a BAL-29 or less.

The only reduced setback than that of the 'as constructed' deck is to the NE, which is 29 metres, which is still within the BAL -12.5 distance, given the vegetation and slope.

9. Assessment

The building site has been assessed as per the standards of AS3959-2018 Construction of Buildings in Bushfire-prone Areas. A desktop and onsite assessment were conducted on the 1st August 2024. The pool & 'as constructed' deck associated with the existing dwelling have been rated at *BAL-12.5* when recommendations in the Bushfire Hazard Management Plan are implemented.

Date of assessment: 1st August 2024

Assessor's Name: Leanne Jordan

Assessor's Accreditation: BFP - 141 Scope: 1, 2, 3A & 3B

Assessor's contact number: Office: (03) 6343 2183– Mobile: 0417 313 029

10. References

- Standards Australia (2018) AS 3959 – *Construction of Buildings in Bushfire Prone Areas*, Standards Australia International Ltd, Sydney.
- *Building Act 2016*
- *Building Regulations 2016 (Part 5 Division 6)*
- *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*
- Aerial photos, LISTmap, Australia, viewed 1st August 2024 http://maps.thelist.tas.gov.au/listmap/app/list/map

Disclaimer:

This report only deals with potential bushfire risk and all other statutory assessments are outside this report. All information provided was as at the time of the inspection of the site. This report is not to be used for further or future development of the site other than what has been provided by the plans attached. This assessment and management plan do not guarantee the building will survive a bushfire.

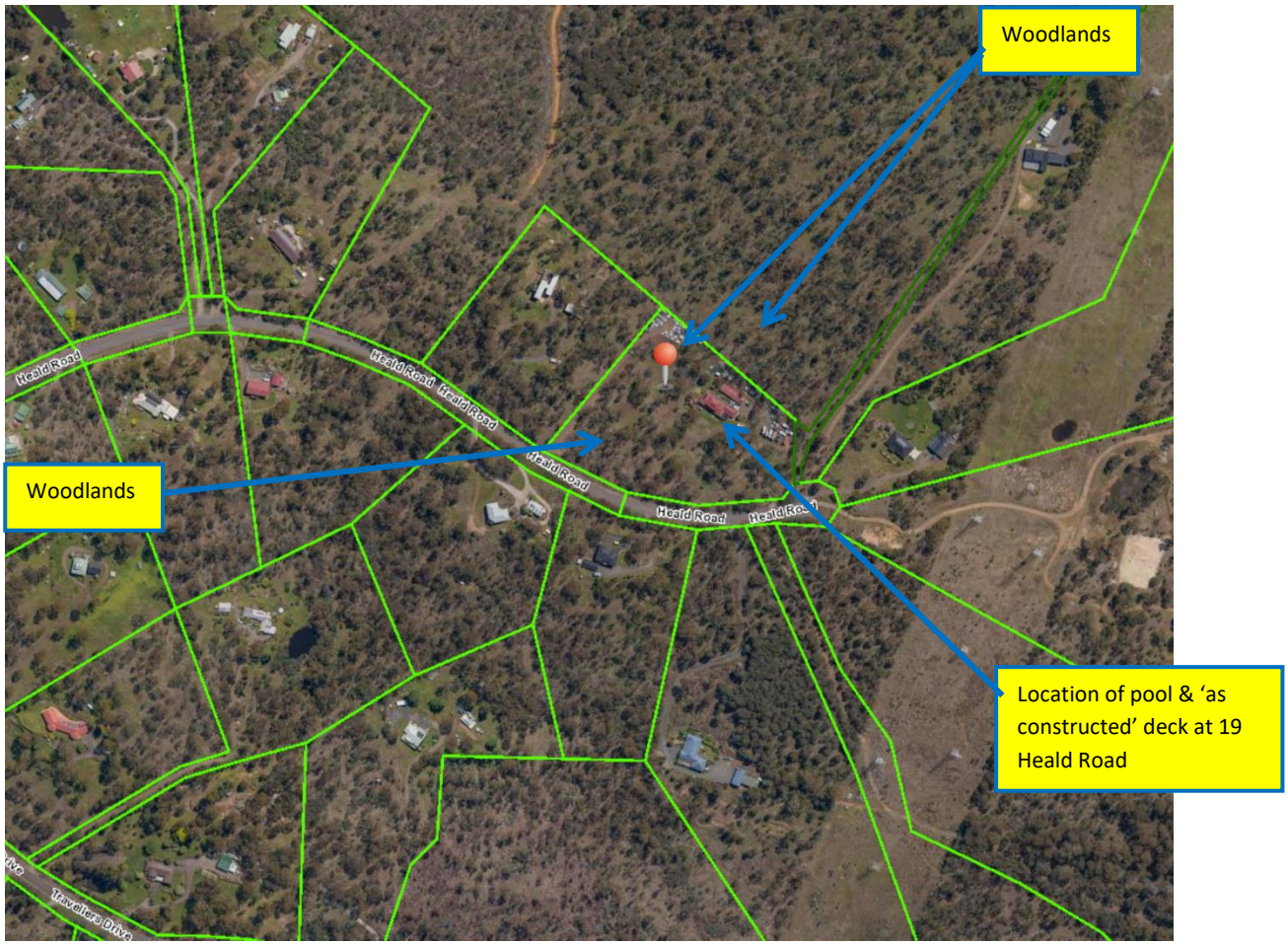
Signed:

Date: 1st August 2024

Certificate Number ALC-BFM 2024/42

11. Appendix 1: LISTMap

19 Heald Road TRAVELLERS REST TAS 7250 PID: 1622581 (Volume 105515 Folio 23)



12. Appendix 2: Photos of onsite Vegetation

1 - View to the North-East

2 - View to the North-East

3 - View to the South-West

4 – View to South-West at beginning of grasslands

5 – View to South-West where woodlands starts

6 - View to the South-East

7 – Close up view to South-East of grasslands vegetation - on edge of driveway

8 – View to the North-West

9 - Close up of vegetation to the North-West

Vegetation Assessment

Autumn Leaves Consulting

20 Richings Drive
YOUNGTOWN
TAS 7249

0417 313 029
leanne.a.jordan@gmail.com
ABN 46 286 311 768

WOODLANDS

WOODLANDS

WOODLANDS

WOODLANDS

NW UPSLOPE

NE UPSLOPE

WOODLANDS

WOODLANDS

MANAGED

PROPOSED 'AS CONSTRUCTED' DECK

GRASSLANDS

DOWNSLOPE 5°-10° SLOPE SW

UPSLOPE SE

WOODLANDS

HEALD ROAD

WOODLANDS

WOODLANDS

north

25m 50m 75m

Scale: 1 : 1000

19 Heald Road, Travellers Rest

C/T 105515/23 PID 1622581

Pool and 'as constructed' deck, Design Plan, Prime Design PD23396
To be constructed as per BAL-12.5 (see Bushfire Report, Autumn Leaves Consulting ALC-BFM 2024/42)
Date: 01 August 2024
Leanne Jordan BFP-141 Scope 1, 2, 3A & 3B

14. Appendix 4: Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: H. D. SHEPHERD *Owner /Agent*

C/- 10 Goodman Court *Address*

INVERMAY TAS 7248 *Suburb/postcode*

Qualified person details:

Qualified person: Leanne Jordan

Address: 20 Richings Drive Phone No: 0417 313 029

YOUNGTOWN TAS 7249 Fax No:

Licence No: BFP -141 Email address: leanne.a.jordan@gmail.com

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act 1979 *(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: 19 Heald Road Lot No: 23

TRAVELLERS REST TAS 7250 Certificate of title No: 105515

The assessable item related to this certificate: Bushfire Hazard Management Plan detailing the Bushfire Attack Level assessment for the pool & 'as constructed' deck associated with the existing dwelling

(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 Certificate *(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 items, 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:	Bushfire Attack Level (BAL) Assessment Report - ALC-BFM 2024/42 v 1.0 Bushfire Hazard Management Plan (BHMP) – 01 August 2024 Prime Design, Project Number PD23396 – 01/02/2024
Relevant calculations:	Calculations are as per AS 3959:2018 - Method 1 BAL assessment
References:	

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

The Bushfire Hazard Management Plan shows the building work for the pool & 'as constructed' deck associated with the existing dwelling needs to comply with a BAL 12.5. In addition, suitable access and water supply for firefighting needs to be provided.

Scope and/or Limitations

Leanne Jordan has been engaged to identify the bushfire attack level (BAL) for the building works in accordance *with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas*, the *Building Act 2016,* the *Building Regulations 2016 (Part 5 Division 6)* and the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*. The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS3959-2018 Construction of Buildings in Bushfire- Prone Areas and the Guidelines for Development in Bushfire Prone Areas of Tasmania. An assessment and comments will be provided towards the proposal in relation to the *Building Act 2016,* the *Building Regulations 2016 (Part 5 Division 6*), and the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.*

Limitations:

- I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.
- Impacts of future development and vegetation growth have not been considered.
- The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- Only the potential bushfire risk has been dealt with in this report and all other statutory assessments are outside the scope of this certificate.
- No warranty for any buildings constructed on the property is offered or inferred in the event of a bushfire.
- This certificate or report is valid only for the purpose for which it was commissioned.

I certify the matters described in this certificate.

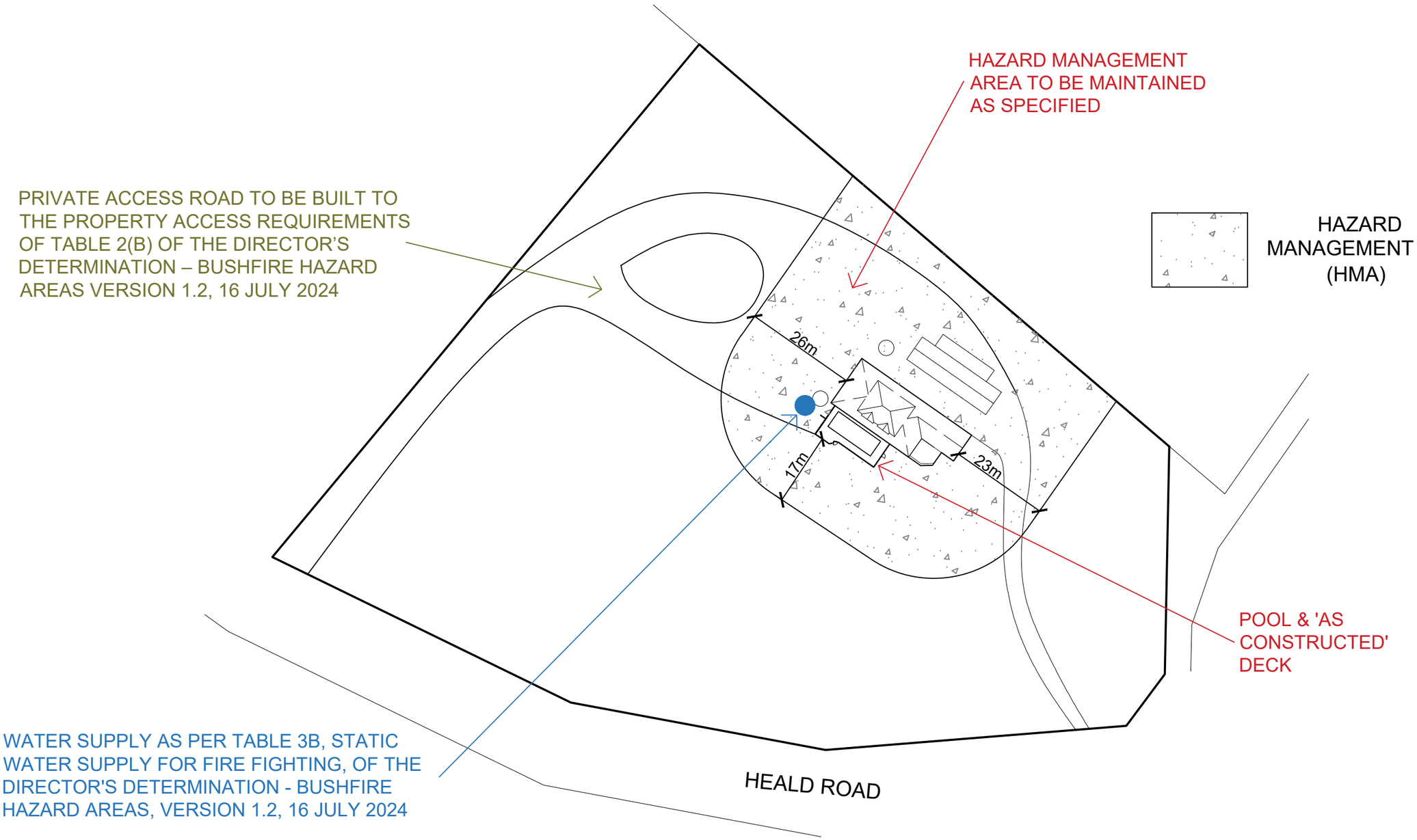
	Signed:	*Certificate No:*	*Date:*
Qualified person:	L Jordan **BFP – 141** Scope: 1, 2, 3A & 3B	**ALC-BFM/2024/42**	01/08/2024

Bushfire Hazard Management Plan

Autumn Leaves Consulting

20 Richings Drive
YOUNGTOWN
TAS 7249

0417 313 029
leanne.a.jordan@gmail.com
ABN 46 286 311 768



north

Site Plan

20m 40m 60m

Scale: 1 : 1000

19 Heald Road, Travellers Rest

C/T 105515/23 PID 1622581

Pool and 'as constructed' deck, Design Plan, Prime Design PD23396
To be constructed as per BAL-12.5 (see Bushfire Report, Autumn Leaves Consulting ALC-BFM 2024/42)
Date: 01 August 2024
Leanne Jordan BFP-141 Scope 1, 2, 3A & 3B

16. Bushfire Hazard Management Plan Notes

A Bushfire Hazard Management Area will be developed within and up to the property boundaries. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan to achieve the following outcomes:

- *to reduce the quantity of windborne sparks and embers reaching buildings;*
- *to reduce radiant heat at the building; and*
- *to halt or check direct flame attack.*

It is a requirement of the Meander Valley Council that a Bushfire assessment is undertaken as per the *Building Act 2016,* the *Building Regulations 2016 (Part 5 Division 6)* and the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024* to provide a Bushfire Hazard Management Plan for the proposed development.

A Hazard Management Area (HMA) will be developed within and up to the property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire. The HMA includes the area from the external wall and up to the title boundaries on all elevations.

The assessable vegetation greater than 1 hectare and within 100 metres of the development will be managed within the boundary at the minimum point for greater than:

- 35 metres to the North-East,
- 23 metres to the South-West,
- 17 metres to the South-East,
- 26 metres to the North-West.

This is measured horizontally from the proposed external walls and within the property boundaries.

The HMA will be achieved by adoption of the following strategies:

16.1. Maintenance of Fuel Management Area:

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the Bushfire Hazard Management Plan and the current Guidelines for Development in Bushfire-Prone Areas of Tasmania.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- grass maintained to a height of a maximum 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- pathways to 1 metre surrounding the dwelling, and landscaping material, will be non-combustible (stone, pebbles etc.).
- the total shrub cover will be a maximum of 20% of the available area.
- there will be a clear space from the dwelling of at least four (4) times the mature height of any shrubs planted.
- shrubs will not be planted in clumps, this to avoid build-up of debris and dead vegetation materials.

16.2. Landscaping:

- all paths and area within 1 metre of the proposed development is to be of a non-combustible landscaping design (paving, stone, pebbles, concrete, etc.)
- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted
- total shrub cover to be a maximum of 20% of the available area

- shrubs not to be planted in clumps
- timber woodchip and flammable mulches cannot be used, and brush and timber fencing should be avoided where possible
- woodpiles, garden sheds and other combustible materials should be located downslope and well away from the house

16.3. Maintenance:

- grass to be maintained to a height of a maximum of 100mm
- fuel loads kept to less than 2 tonnes per hectare
- fine fuels to be minimised at ground level (mowing, slashing, raking, etc.)
- remove fuel between the ground and the bottom of the tree canopy or to a height of at least 2 metres (pruning lower branches, shrubs and all scrub) when trees are planted
- ensure the firefighting water supply is available and all hoses, hose reels and connections are in good condition
- guttering on all roofs will require annual removal of debris prior to the onset of each fire season
- the valley and the wall/roof junction will require all debris to be removed prior to the onset of each fire season
- check roof sheet for damage or dislodged roofing materials
- ensure painted surfaces are in good condition with decaying timbers being given particular attention to prevent the lodging of embers within gaps
- check screens on windows and doors are in good condition without breaks or holes in the flyscreen material and frames are well fitting into sills and window frames
- door mats should be of a non-combustible material.

16.4. Vehicular Access:

Access for both the dwelling and to the static firefighting water supply are off Heald Road. These are two separate entrances. Both are existing driveways, with the access to the firefighting water supply being approximately 139 metres in length. The access and turning area to the firefighting water supply needs to meet and be maintained to the specifications as per Table 2(B) of the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024.* The access is currently deemed to comply.

16.5. Water Supplies:

The property is to comply with the requirements of *Table 3B Requirements for Static Water Supply for Fire fighting* of the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.*

A static fire fighting water supply is to be provided for the pool and the 'as constructed' deck associated with the existing dwelling onsite. The water supply needs to provide 10,000 litres per habitable building onsite, therefore a total of 10,000 litres is required for this site. A remote offtake may be required to allow for easy access to an existing water tank onsite which may be used as the static firefighting water supply. Compliance of the fixtures and fittings needs to be made, upgrades to protection of the tank by way of shielding and the material of the bottom 400 mm of the tank is required. All requirements are outlined in Table 3B *Requirements for Static* Water Supply for Fire fighting of *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.* Part of these requirements include the need for the tank to be adequately identifiable by a sign.

The static water supply must be identified by a sign permanently fixed near the assembly in a visible location. This sign must comply with: Water tank signage requirements within AS 2304-2019 *Water storage tanks for fire protection systems;* or meet the following requirements:

a) *Be* marked with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height;
b) Be in fade-resistant material with white reflective lettering and circle on a red background;
c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and
d) Be no less than 400 mm above the ground.

Example of water connection point signage required for firefighting.

PROPOSED NEW POOL
19 HEALD ROAD
TRAVELLERS REST
H.D. SHEPHERD
PD23396

AS CONSTRUCTED

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN
03	LOCALITY PLAN
04	POOL FLOOR PLAN
05	POOL SECTION
06	POOL NOTES
07	POOL NOTES

ENCLOSED POOL AREA 114.05 m² (12.28 SQUARES)

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 23/105515
SITE AREA: 2.049 HA
DESIGN WIND SPEED: N/A
SOIL CLASSIFICATION: N/A
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: NO
BAL RATING: N/A
OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA, SCENIC PROTECTION AREA, BUSHFIRE-PRONE AREAS

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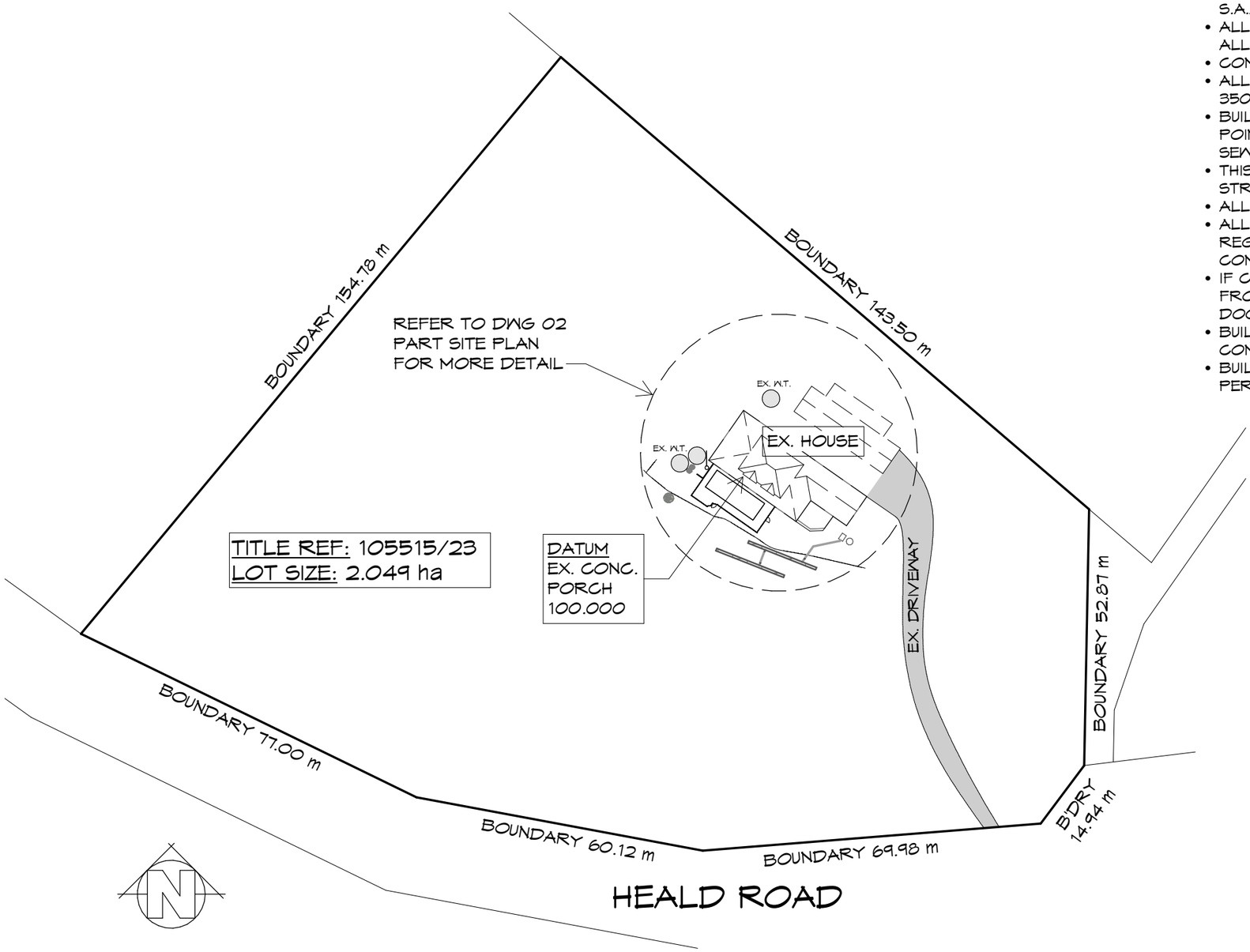
FEBRUARY 2024



SITE PLAN

1 : 1000

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION

AS CONSTRUCTED

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED NEW POOL
19 HEALD ROAD
TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drafted by: T.W.

Approved by: A.J.C.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
SITE PLAN

Date: 01.02.2024

Scale: 1 : 1000

Project/Drawing no: PD23396 -01

Revision: A

Accredited building practitioner: Frank Geskus -No CC246A

AS CONSTRUCTED

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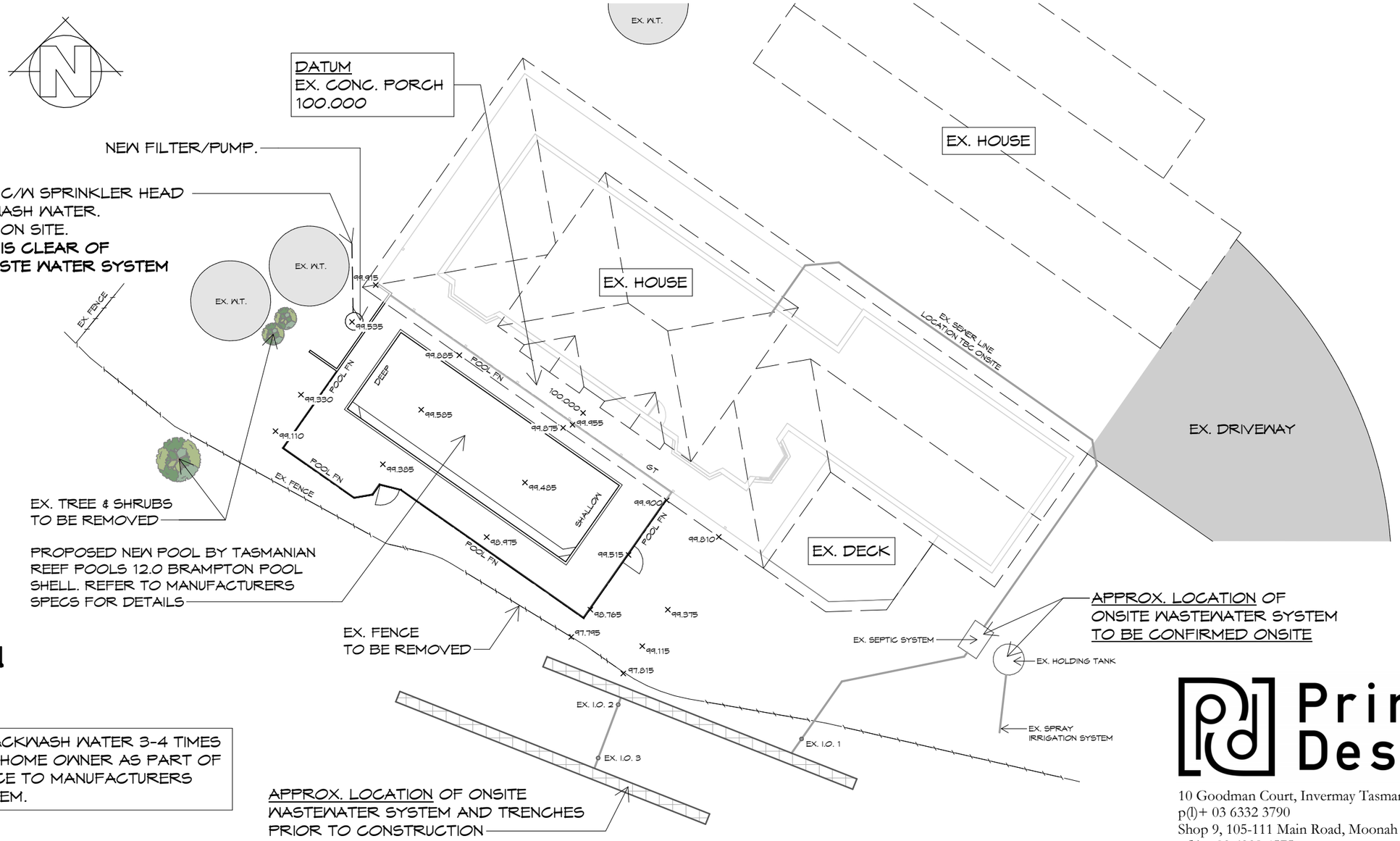

PART SITE PLAN

1 : 200

DISCHARGE 2-300 LITRES OF BACKWASH WATER 3-4 TIMES A YEAR. MANUAL OPERATION BY HOME OWNER AS PART OF POOL MAINTENANCE. MAINTENANCE TO MANUFACTURERS SPEC ON PUMP AND FILTER SYSTEM.

PHOTOS ABOVE: SHOW I.O.s ON SITE CONSISTENT WITH AS CONSTRUCTED DRAWINGS. NOTE POSITION BEHIND EXISTING FENCE.

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Project:
PROPOSED NEW POOL
19 HEALD ROAD
TRAVELLERS REST

Client name:
H.D. SHEPHERD

Drawing:
PART SITE PLAN

Drafted by:	Approved by:
T.W.	A.J.C.
Date:	Scale:
01.02.2024	1 : 200
Project/Drawing no:	Revision:
PD23396 -02	A

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Accredited building practitioner: Frank Geskus -No CC246A

AS CONSTRUCTED

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LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **LANDSCAPE CONSERVATION AND DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT FOR PROPOSED POOL.

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TRAVELLERS REST

Drawing:
LOCALITY PLAN

Client name:
H.D. SHEPHERD

Date: 01.02.2024
Scale: 1 : 2000

Drafted by: T.W.
Approved by: A.J.C.

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Project/Drawing no: PD23396 -03
Revision: A

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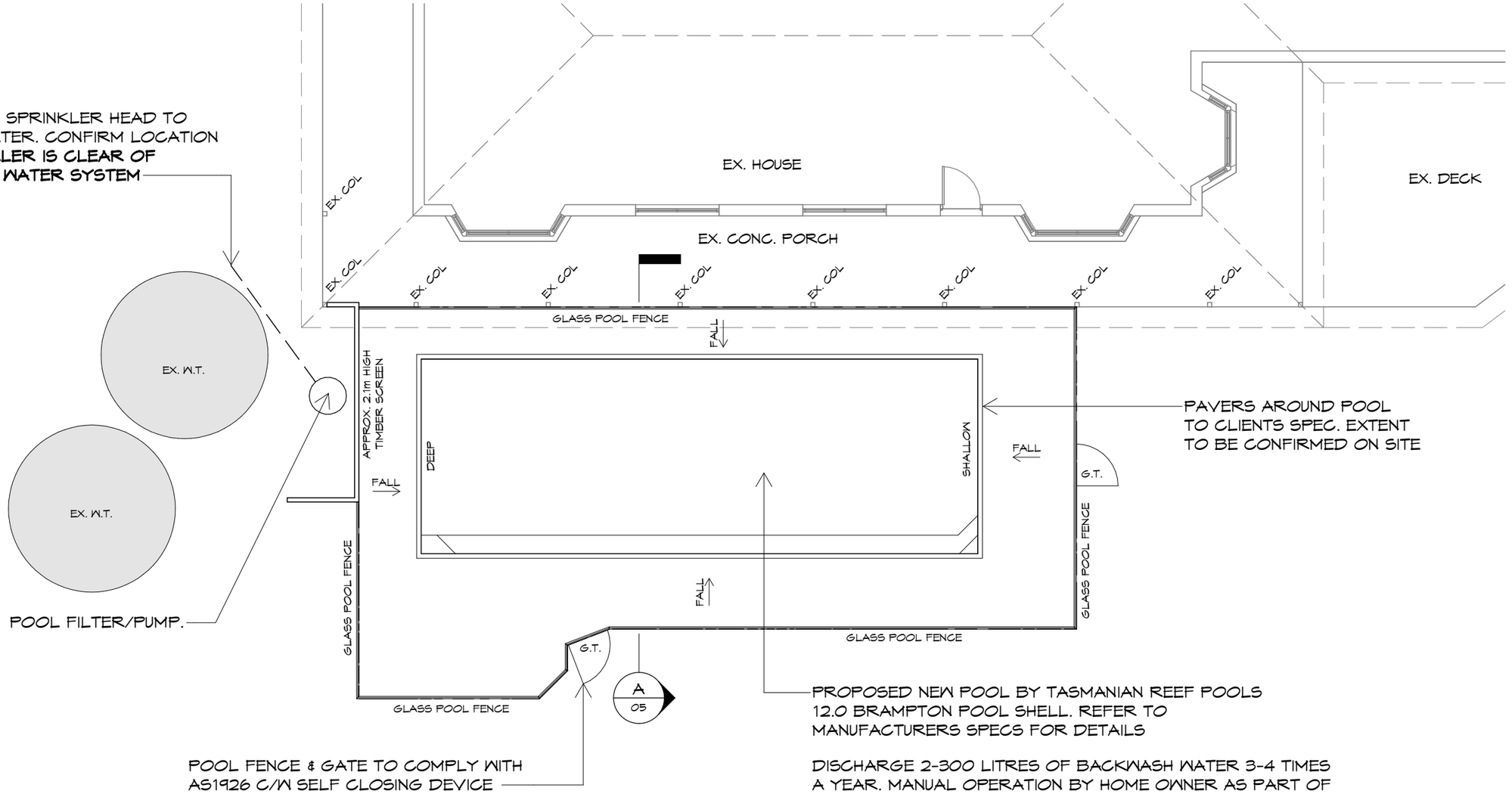

AS CONSTRUCTED

NOTE: DO NOT SCALE OFF DRAWINGS

POOL FLOOR PLAN

1 : 100

NOTE:
POOL NOT TO BE USED UNTIL ALL POOL FENCING & GATES HAVE BEEN CONSTRUCTED AND INSPECTED

ENCLOSED POOL AREA 114.05 m² (12.28 SQUARES)

ADDITIONAL FILTRATION NOTES
MAGNA POOL FILTRATION SYSTEM USED,
PREDOMINANTLY MAGNESIUM AND POTASSIUM.
C/W CRUSHED GLASS FILTER MEDIA TO REDUCE BACKWASH VOLUME.
C/W ROBOTIC POOL CLEANERS TO REMOVE LEAF MATTER/DIRT FROM POOL, AVOIDING FILTER SYSTEM.

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Client name:
H.D. SHEPHERD

Drafted by: T.W.
Approved by: A.J.C.

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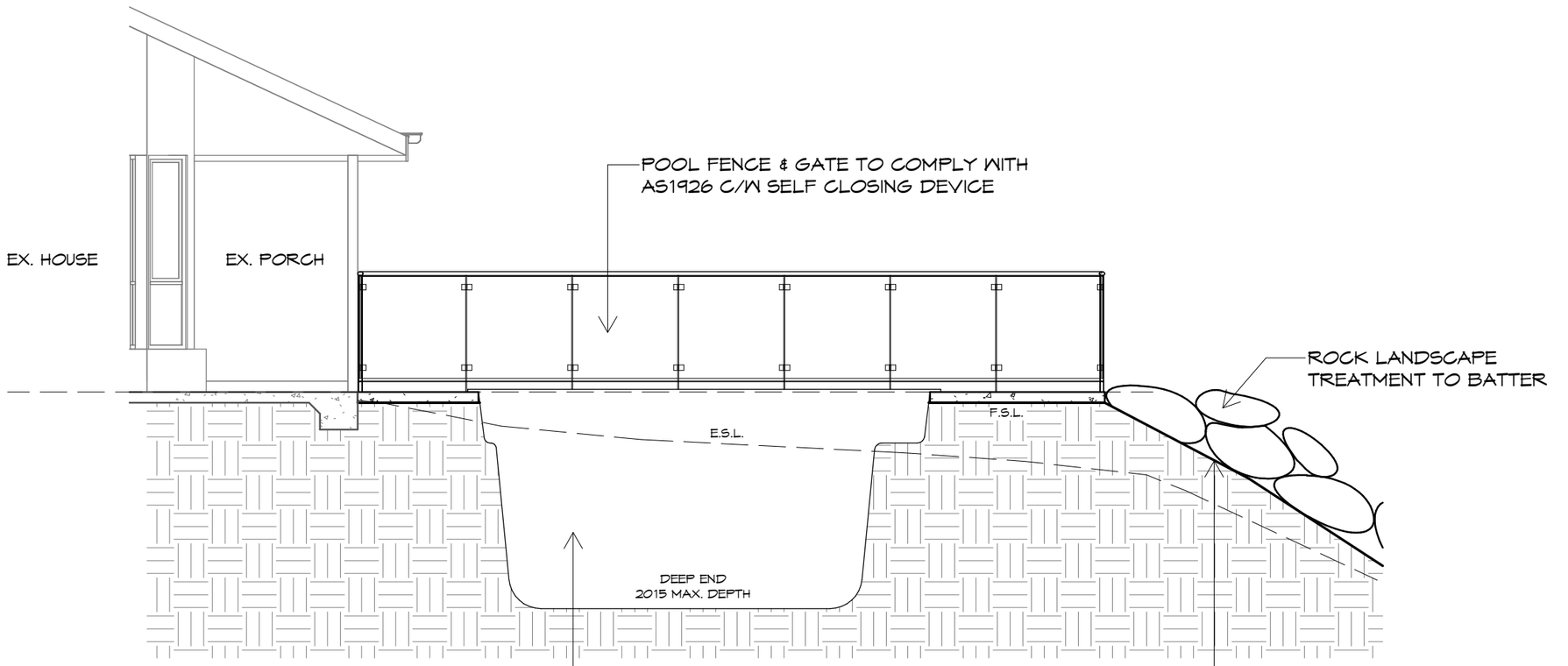
Drawing:
POOL FLOOR PLAN

Date: 01.02.2024
Scale: 1 : 100

Project/Drawing no: PD23396 -04
Revision: A

Accredited building practitioner: Frank Geskus -No CC246A



POOL SECTION

1 : 50

A 04

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Approved by: A.J.C.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
POOL SECTION

Date: 01.02.2024

Scale: 1 : 50

Project/Drawing no: PD23396 -05

Revision: A

Accredited building practitioner: Frank Geskus -No CC246A

SAFETY FENCING CONSTRUCTION

THE STRENGTH AND RIGIDITY OF FENCING COMPONENTS AND ELEMENTS MUST COMPLY WITH A.S.1926.1 - 2012

THE EFFECTIVE HEIGHT OF FENCING MUST BE NOT LESS THAN 1.2m, AND INCLUDE A NON-CLIMBABLE ZONE WITH HAND AND FOOT HOLDS NOT LESS THAN 900mm DISTANCE BETWEEN. BOUNDARY FENCES NOT LESS THAN 1800mm HIGH.

FENCING CONSTRUCTED OF PERFORATED OR MESH MATERIAL WITH APERTURES MORE THAN 13mm BUT LESS THAN 100mm, IN WHICH CASE THE EFFECTIVE HEIGHT MUST NOT BE LESS 1800mm.

RETAINING WALLS OR OTHER SIMILAR BOUNDARIES WHICH FORM PART OF THE SAFETY FENCING MUST COMPLY WITH AS1926.1 WITH A SLOPE NOT MORE THAN 15DEG FROM THE VERTICAL, AND EFFECTIVE HEIGHT NOT LESS THAN 1800mm.

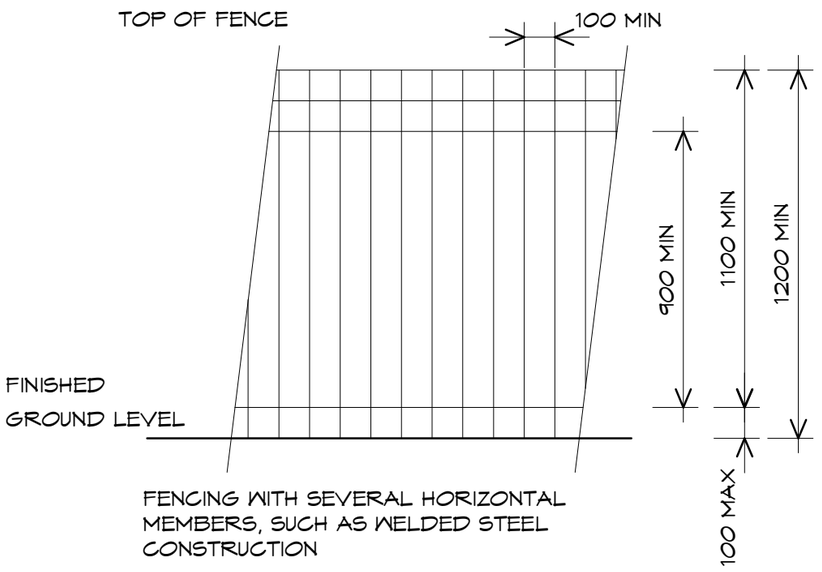
THE CLEARANCE BETWEEN THE BOTTOM OF THE FENCING AND THE FINISHED GROUND LEVEL MUST NOT BE MORE THAN 100mm. SURROUNDING AREA TO BE STABLE AND INTACT AT ALL TIMES (LOOSE SAND NOT ACCEPTABLE).

NO PROJECTIONS OR INDENTATIONS ON THE OUTSIDE SURFACE OF THE FENCING

HORIZONTAL OR NEAR HORIZONTAL FENCING COMPONENTS, SUCH AS RAILS, RODS, WIRES OR BRACING, THAT COULD BE USED AS HOLDS FOR CLIMBING MUST -
i IF LOCATED ON THE OUTSIDE FENCING; OR
ii IF LOCATED ON THE INSIDE OF THE FENCING AND THE VERTICAL MEMBERS ARE SPACED MORE THAN 10mm APART;
BE SPACED IN ACCORDANCE WITH THE NON-CLIMBABLE ZONE AS ILLUSTRATED IN AS1926.1

THE CLEAR GAP BETWEEN ADJACENT VERTICAL OF NEAR VERTICAL MEMBERS MUST NOT BE MORE THAN 100mm.

BOUNDARY FENCE
WHERE A BOUNDARY FENCE ACTS AS AS A BARRIER TO A POOL, IT SHALL HAVE A HEIGHT NOT LESS THAN 1800mm ON THE INSIDE AND NCZ 5 FORMED AS A QUADRANT OF 900mm RADIUS DOWN FROM THE TOP OF THE INSIDE OF THE BARRIER. SEE FIGURE 2.2(a)



FENCING WITH SEVERAL HORIZONTAL MEMBERS, SUCH AS WELDED STEEL CONSTRUCTION

SPACING OF HORIZONTAL MEMBERS

FIGURE 1

GATES AND FITTINGS
AS PER AS1926.1 - 2012

a- GATES MUST SWING OUTWARDS FROM POOL AREA.

b- GATES MUST BE FITTED WITH SELF CLOSING DEVICE THAT WILL RETURN THE GATE TO THE CLOSED POSITION AND OPERATING LATCHING DEVICE

i) FROM ANY POSITION FROM RESTING ON THE LATCHING MECHANISM TO FULLY OPEN; AND
ii) FROM STATIONARY START WITHOUT THE APPLICATION OF A MANUAL FORCE.

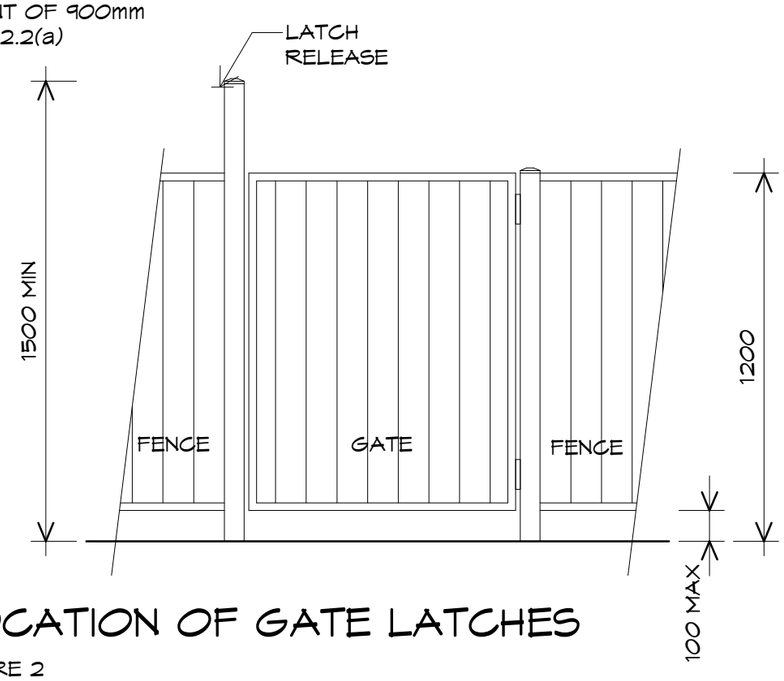
c- GATES MUST BE FITTED WITH A LATCHING DEVICE

i) THAT WILL AUTOMATICALLY OPERATE ON THE CLOSING OF THE GATE AND PREVENT THE GATE FROM BEING REOPENED WITHOUT MANUAL RELEASE; AND

ii) THAT CANNOT BE ADVERTANTLY ADJUSTED IN OPERATION OR ADJUST WITHOUT THE USE OF TOOLS

iii) NOT ABLE TO BE LOCKED IN THE 'OPEN' POSITION.

THE SELF CLOSING DEVICE MAY REQUIRE A CUSHIONED BACK-CHECKING OPERATION TO PREVENT SHOCK WHEN THE GATE IS CLOSING. SAFETY FENCING SHOULD CONSIST OF BARRIERS OR WALLS OF SUFFICIENT HEIGHT AND DESIGNED AND CONSTRUCTED WITHOUT OPENINGS AND FOOTHOLDS THAT WOULD ENABLE A YOUNG CHILD TO CLIMB THROUGH OR OVER THE FENCE AND PROVIDED WITH CHILD RESISTANT SELF-CLOSING AND LATCHING DEVICES ON THE GATES.



LOCATION OF GATE LATCHES

FIGURE 2

AS CONSTRUCTED

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H.D. SHEPHERD

Drawing:
POOL NOTES

Drafted by:	Approved by:
T.W.	A.J.C.
Date:	Scale:
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Project/Drawing no:	Revision:
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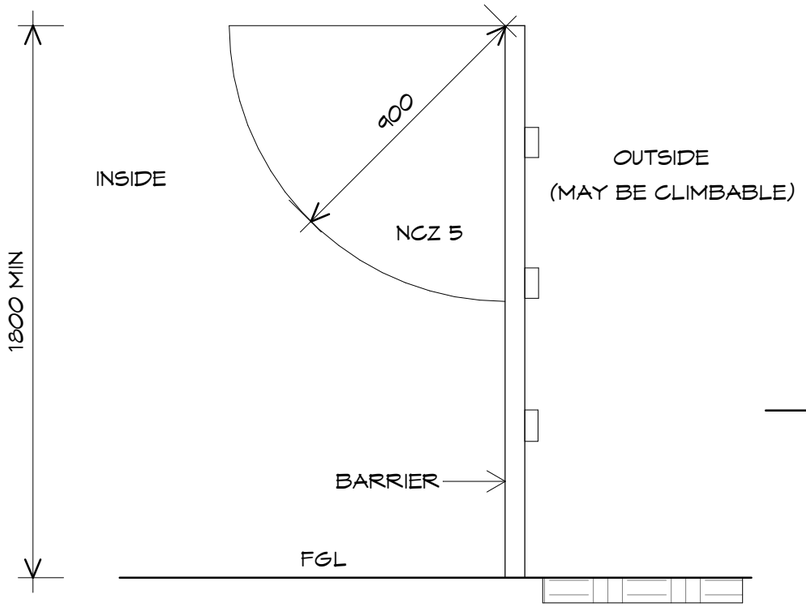
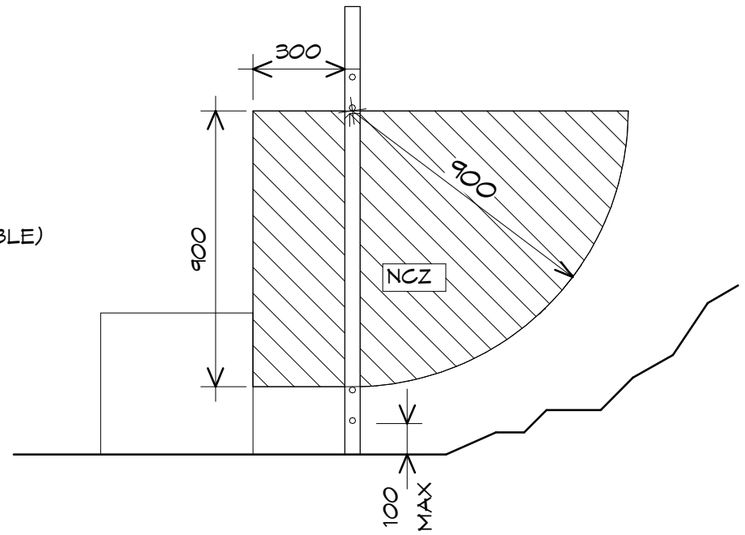
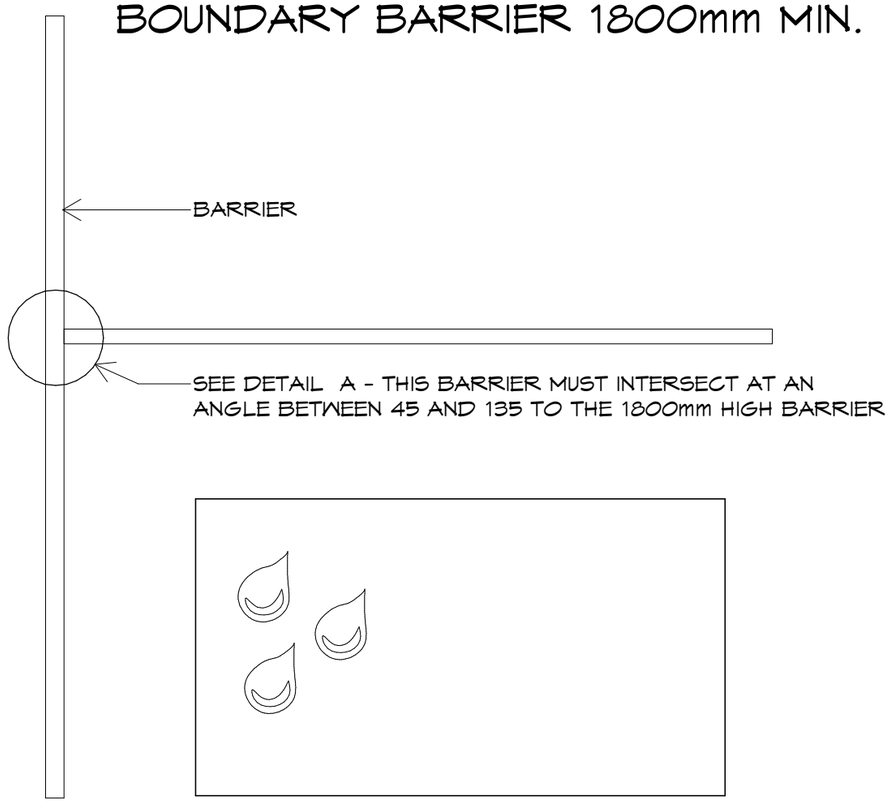
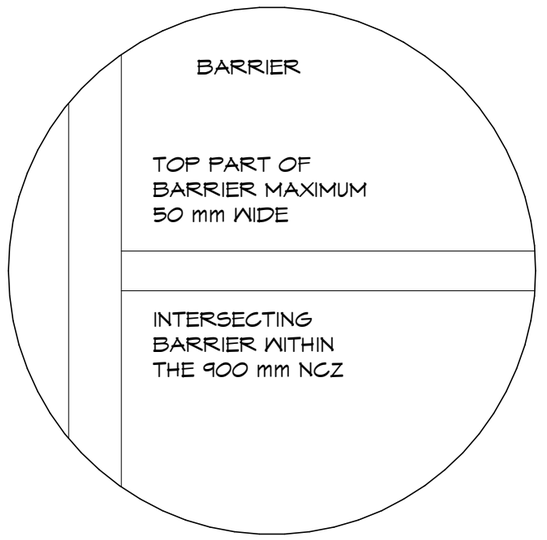




FENCING WITH VERTICAL MEMBERS WHERE SPACING IS GREATER THAN 10mm, SUCH AS WELDED STEEL CONSTRUCTION

BOUNDARY BARRIER 1800mm MIN.





DETAIL A

(b) INTERSECTING BARRIER WITH TOP LESS THAN 50mm IN WIDTH

FIGURE 2.2 (IN PART) BOUNDARY BARRIERS

DIMENSIONS IN MILLIMETRES

FOR MORE DETAIL REFER TO AS 1926.1 - 2012

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Client name:
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POOL NOTES

Drafted by:	Approved by:
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01.02.2024	1 : 20
Project/Drawing no:	Revision:
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