



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:

APPLICANT:	Nova Land Consulting - PA\26\0023
PROPERTY ADDRESS:	17 South Street CARRICK (CT: 146198/1)
DEVELOPMENT:	Subdivision (1 lot to 2 lots), Demolition of 2 buildings & New Residential outbuilding (garage) - attenuation area, lot design, not connected to stormwater.

The application can be inspected until **Tuesday, 4 November 2025**, 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.

Dated at Westbury on 18 October 2025.

Jonathan Harmey
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.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

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

PROPERTY DETAILS:

Address:	<input type="text" value="17 South Street"/>	Certificate of Title:	<input type="text" value="146198"/>
Suburb:	<input type="text" value="Carrick"/>	TAS	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="1559"/>	<input checked="" type="checkbox"/> m ² / ha	
Present use of land/building:	<input type="text" value="Existing Dwelling & Outbuilding"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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
- | | | | |
|--|--|---|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

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

Description of work:

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

New floor area: m² New building height: m

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 146198	FOLIO 1
EDITION 4	DATE OF ISSUE 26-Mar-2019

SEARCH DATE : 25-Jul-2025

SEARCH TIME : 03.56 PM

DESCRIPTION OF LAND

Parish of CARRICK Land District of WESTMORLAND
 Lot 1 on Plan [146198](#)
 Derivation : Whole of Lot 12 (0a-1r-19p) granted to William
 Hoyle & Part of 1a-0r-17p) granted to Thomas Hendley
 Derived from A20548

SCHEDULE 1

[M736195](#) TRANSFER to JOHN DAVID HOPE and DEARNE JAYNE HUNT
 Registered 26-Mar-2019 at 12.01 PM

SCHEDULE 2

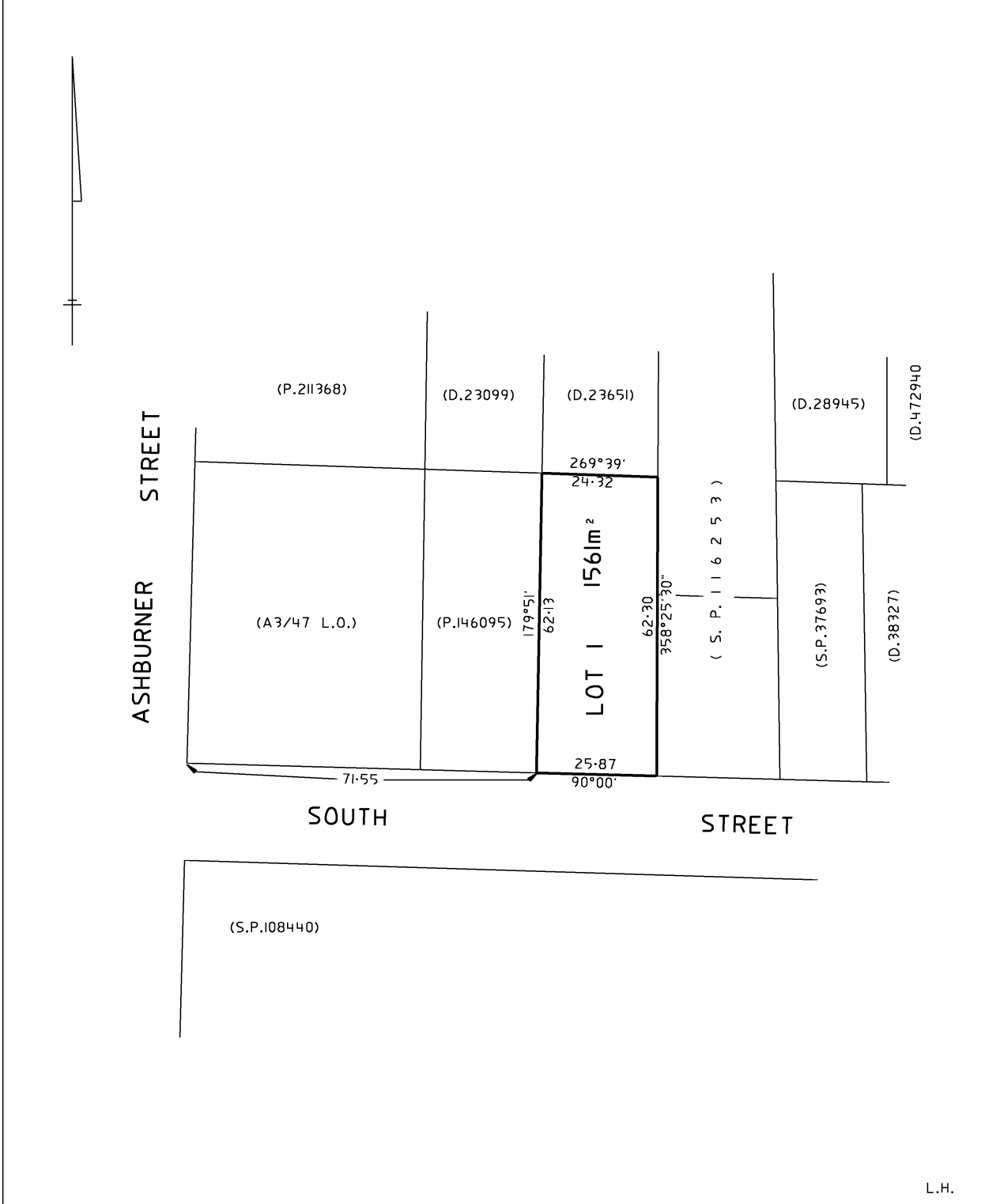
Reservations and conditions in the Crown Grant if any
[E171444](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 26-Mar-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

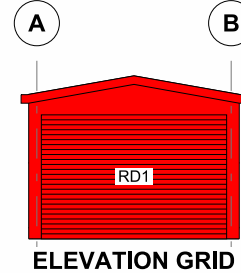
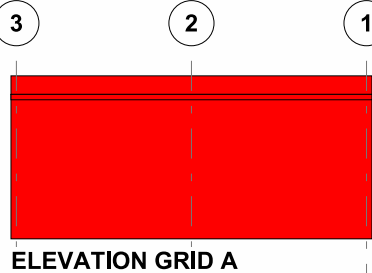
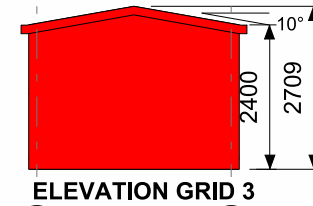
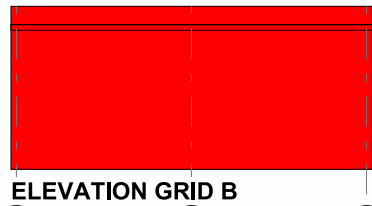
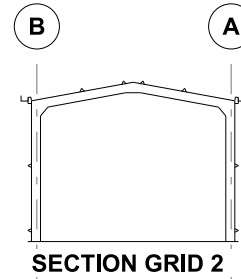
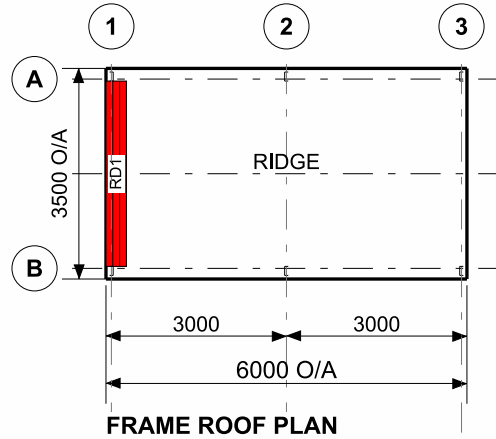
No unregistered dealings or other notations

OWNER LAND TITLES ACT 1980 FOLIO REFERENCE A.20548 GRANTEE WHOLE OF LOT 12 (0A-IR-19P) GTD. TO WILLIAM HOYLE & PART OF 1A-0R-17P GTD. TO THOMAS HENDLEY	PLAN OF TITLE		Registered Number P.146198
	LOCATION TOWN OF CARRICK (SEC. E)	FIRST SURVEY PLAN No. 46/43 D.O. COMPILED BY L.D.R.B. SCALE 1: 750 LENGTHS IN METRES	APPROVED 15 FEB 2006 <i>Alice Kawa</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 121(504051)	LAST UPI No 6501072	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
---	---------------------	---------------	---



L.H.



CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
1	RD1	B&D, Firmadoor, R.D, Residential "R1F", 1985 high x 3080 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT John Hope			
SITE 17 South Street CARRICK TAS 7291			
BUILDING DELUXE 3500 SPAN x 2400 EAVE x 6000 LONG			
TITLE FLOOR PLAN & ELEVATION			
SCALE A4 SHEET 1:125	DRAWING NUMBER LAUNC3-15396	REV A	PAGE 1/1

PLANNING REPORT

SUBDIVISION - 1 LOT TO 2 LOTS & RESIDENTIAL -
OUTBUILDING

17 SOUTH STREET, CARRICK

July 2025



NOVA
LAND
CONSULTING

Unlocking land potential.

NOVALAND.COM.AU

Job Number: L250516

Prepared by: Alex Bowles

(alex@novaland.com.au)

Town Planner

Rev. no	Description	Date
1	Draft	23 July 2025
2	Final	25 July 2025



Land Surveying | Town Planning | Project Management

w novaland.com.au

e info@novaland.com.au

© **Nova Land Consulting**

ABN 60 675 014 356

All rights reserved pursuant to the Copyright Act 1968

No material may be copied or reproduced without prior authorisation

Launceston

156 George Street
Launceston 7250
p (03) 6709 8116

Hobart

Rear studio, 132 Davey
Street
Hobart 7000
p (03) 6227 7968

Contents

Introduction	3
1.1 Summary	3
Site Characteristics and Surroundings	4
2.1 Subject Site	4
2.2 Surrounding Area	4
2.3 Images	5
Proposed Use and Development.....	6
3.1 Proposal	6
3.2 Proposal plans	6
4.0 Planning Assessment	7
4.1 Planning Scheme Zone Assessment	7
Conclusion	30
Annexures.....	30
Annexure 1 - Certificate of Title Plan and Folio Text.....	30
Annexure 2 - Proposal Plans.....	30

Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993* (the 'Act') to develop land at 17 South Street, Carrick (the 'subject site').

The proposal seeks approval for the intended development of a Subdivision - 1 lot to 2 Lots & Residential - Outbuilding at the subject site. This report provides a detailed assessment of the site's characteristics, the proposed development's alignment with planning controls of the municipal area and considers any potential impacts.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plans – Site Plan	Nova Land Consulting
Proposal Plans – Elevations	Ranbuild

1.1 Summary

Subject Site	
Address(es)	17 South Street, Carrick
Property ID	7019601
Title(s)	146198/1
Land area	1559m ²
Planning Authority	Meander Valley Council
Covenant/Easements	N/A
Access	Access is via the existing crossover on South Street
Planning Controls	
Zone	General Residential Zone (8.0)
General Overlay	N/A
Overlays	No overlays located on the site.
Existing development	Residential - Dwelling and Outbuildings
Proposal	
Proposed Use/Development	Subdivision - 1 lot to 2 Lots & Residential - Outbuilding
Use Class	No Use Class assigned - As per Clause 6.2.6 of the SPPs
Use Class Status	Not Applicable

Existing services and infrastructure	
Water	Within a TasWater serviced area
Sewer	Within a TasWater serviced area
Stormwater	Within a stormwater serviced area, managed by a stormwater authority.

2.0 Site Characteristics and Surroundings

2.1 Subject Site

The subject site is located at 17 South Street, Carrick, with a total area of approximately 1,559m².

The site is generally very flat.

The site contains an existing dwelling and associated outbuildings. One of the outbuildings is proposed to be demolished to facilitate access. The site is situated within the General Residential Zone (Clause 8.0) under the *Tasmanian Planning Scheme* and is not affected by any overlays as identified in the *Local Provisions Schedule - Meander Valley*.

Drainage infrastructure is available along South Street, and the site currently has a stormwater connection located at the south-western corner. Other utility services, including electricity, sewer, and water, are also located in this general area.

There are no easements registered on the title, and no statutory or implied easements were identified during the site investigation.

2.2 Surrounding Area

The surrounding area is predominantly residential, with the immediate vicinity characterised by larger residential lots, generally exceeding 1,200m². This contributes to a lower-density residential character in the areas directly surrounding the subject site.

While the immediate context maintains this spacious pattern, the broader area has experienced some infill development in the form of unit developments and smaller lot subdivisions, indicating a gradual shift toward increased residential density.

The surrounding area is located within the General Residential Zone under the *Tasmanian Planning Scheme* and is generally free of overlays. However, the *Tasmanian Strategic Flood Map (TSFM)* identifies H1 (1% AEP) overland flooding risk affecting properties on the southern side of South Street. This mapped risk does not extend to or impact the subject site.

The area is well serviced by reticulated infrastructure, including water, sewer, stormwater, and electricity, which supports the established residential use.

2.3 Images



Figure 1 - Aerial view of subject site (highlighted in red). Source: NearMaps

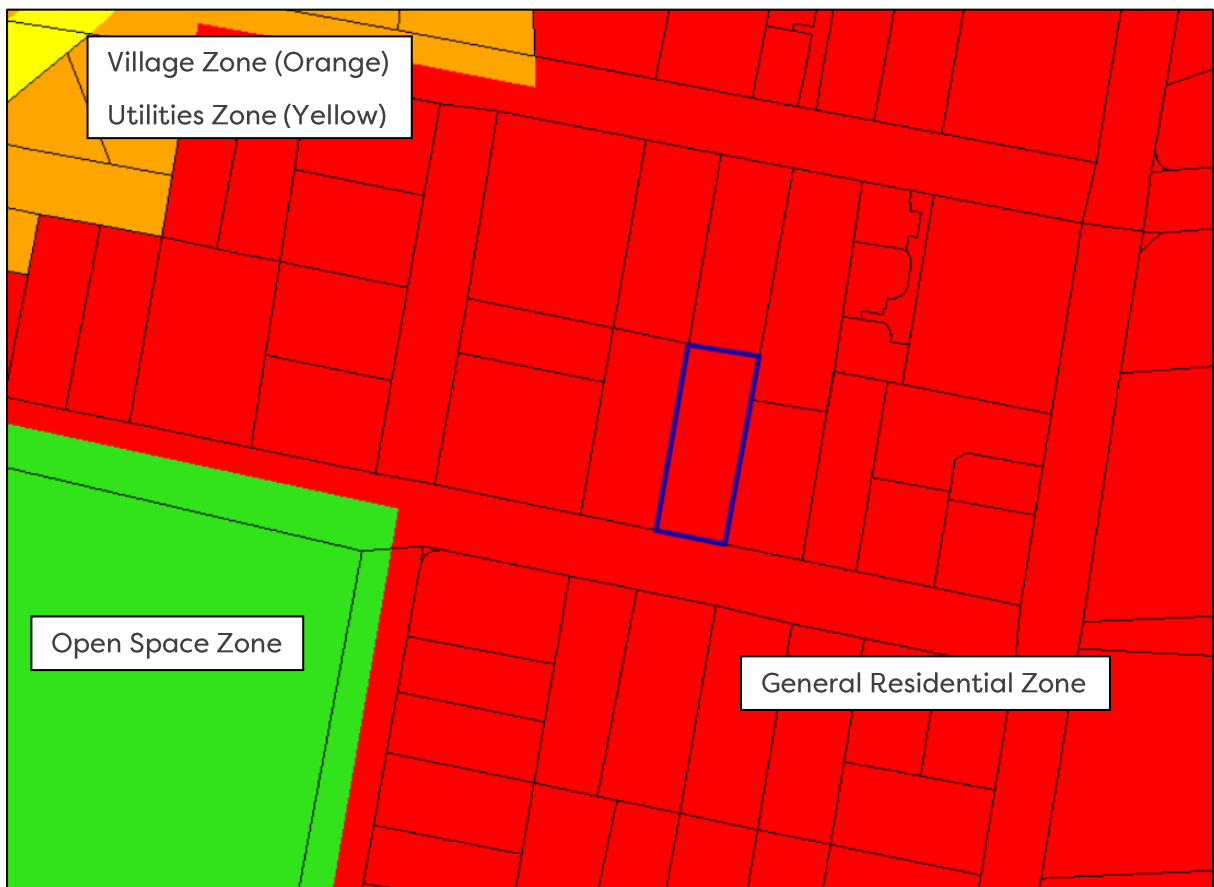


Figure 2 - Zoning of the subject site. Source: LISTMAP

3.0 Proposed Use and Development

3.1 Proposal

The proposal is for a Subdivision - 1 lot to 2 Lots & Residential - Outbuilding at 17 South Street, Carrick.

The proposal involves a subdivision of the subject site from one lot into two residential lots. The subdivision is designed to create one smaller lot fronting South Street and a larger internal lot (battleaxe configuration) to the rear.

Access to both lots is proposed via the existing driveway crossover on South Street, which will be retained and utilised for shared access via a right of carriageway favouring Lot 1 over the Lot 2 access handle.

As the access handle traverses the area currently occupied by an existing garage, that structure is proposed to be removed to enable clear access to the rear lot (Lot 2). A second existing outbuilding, located within the boundaries of proposed Lot 2, is also intended to be removed as part of the development.

The proposed lot configuration is as follows:

Lot	Area	Description
1	596m ²	Contains the existing dwelling
2	963m ²	Vacant internal lot (battleaxe lot)

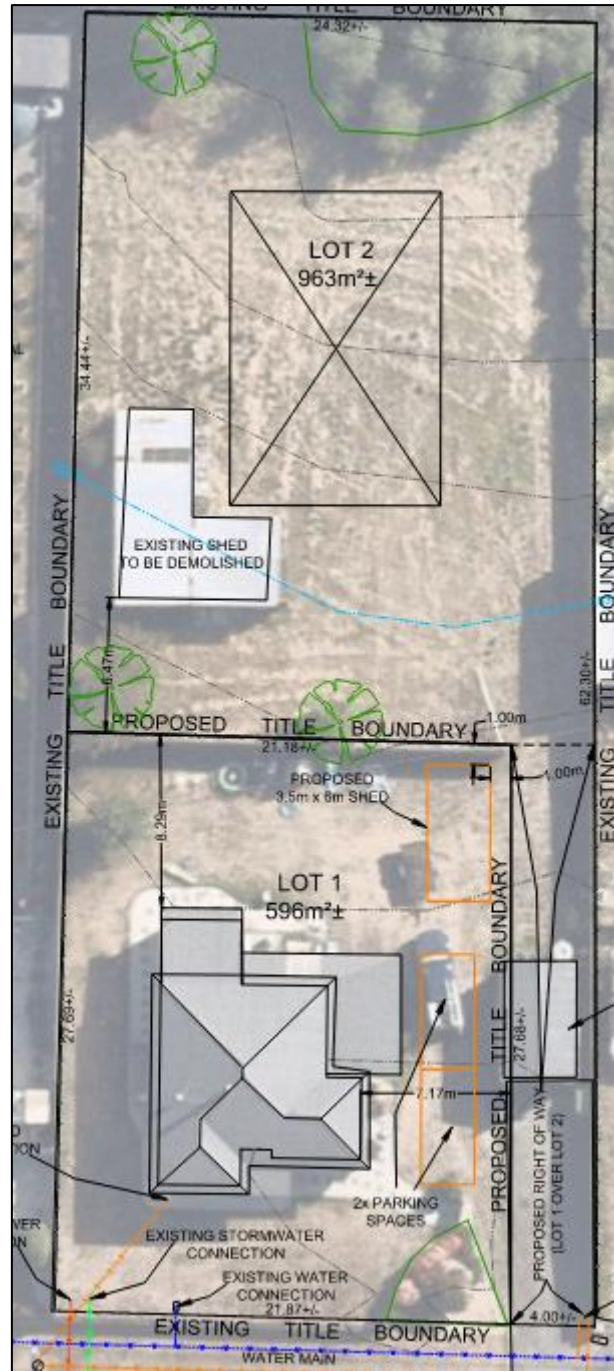
Lot 2 is intended to be fully serviced, with the exception of stormwater. Due to the flat topography of the site, achieving adequate fall for gravity-fed stormwater discharge from the rear lot (Lot 2) to the street is not feasible. As such, onsite stormwater management has been identified as the most appropriate servicing solution for Lot 2.

In addition to the subdivision, the proposal includes the construction of a 3.5m x 6m outbuilding on Lot 1. The outbuilding will have a wall height of 2.4m and a maximum height of 2.709m at the ridge of its gable roof. This is proposed to be located 1m from both the proposed north and eastern boundaries.

It is oriented in a south-north direction, positioned parallel to the proposed access handle, with the garage door facing toward South Street.

The outbuilding is intended to support the existing residential use of Lot 1 consistent with typical residential outbuildings in the area.

3.2 Proposal plans



A full set of plans is included with the application.

4.0 Planning Assessment

4.1 Planning Scheme Zone Assessment

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Planners Response:

The proposal is considered to align with the intent of the General Residential Zone. It supports residential development in an area that is fully serviced, with access to reticulated water, sewer, stormwater, and electricity. The creation of an additional infill lot makes efficient use of existing infrastructure and contributes to the availability of residential land within the established urban area.

The development does not include any non-residential or visitor accommodation uses and the subdivision itself, in consideration of its distance from the nearest activity centre and location with a residential area, will be likely to facilitate residential development. As such, there is no assessment of 8.1.3 and 8.1.4, regarding impacts on residential amenity from non-residential related activities. The proposal maintains the residential character of the area and is consistent with the zone's broader objectives.

8.2 Use Table

Planners Response:

The proposed subdivision component of the development is not required to be categorised into a Use Class. This is consistent with Clause 6.2.6 of the Tasmanian Planning Scheme, which states:

“Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.”

As such, no Use Class is assigned to the subdivision itself.

The proposal also includes the construction of an outbuilding on Lot 1, which is considered subservient to the existing residential use of the lot. This component of the development falls under the 'Residential' Use Class, and therefore fall under the 'No Permit Required' use class under the General Residential Zone within the *Tasmanian Planning Scheme*.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

8.3 Use Standards

8.3.1 Discretionary uses

Planners Response: Not applicable to application.

No Use Class has been assigned to the subdivision component of the proposal, in accordance with Clause 6.2.6 of the *Tasmanian Planning Scheme*.

The proposed outbuilding on Lot 1 is considered subservient to the existing residential use of the existing dwelling and is therefore considered a ‘No Permit Required’ use. As such, there are no discretionary uses proposed as part of this development.

8.3.2 Visitor Accommodation

Planners Response: Not applicable to application.

The Visitor Accommodation standards under the Tasmanian Planning Scheme are not applicable to this proposal. The development does not include, nor does it seek approval for visitor accommodation. Therefore, standards under 8.3.2 are not applicable to the application.

8.4 Development Standards for Dwellings

8.1.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings:	
	(a) makes efficient use of land for housing; and	
	(b) optimises the use of infrastructure and community services.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Multiple dwellings must have a site area per dwelling of not less than 325m².</p>	<p>P1</p> <p>Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:</p> <p>(a) is compatible with the density of existing development on established properties in the area; or</p> <p>(b) provides for a significant social or community benefit and is:</p> <p>(i) wholly or partly within 400m walking distance of a public transport stop; or</p> <p>(ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.</p>	

Planners Response: Not applicable to application.
 Proposal is not for multiple dwellings, standard not applicable.

8.1.2 Setbacks and building envelope for all dwellings

Objective:	The siting and scale of dwellings: <ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.
-------------------	---

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage</p> <p>setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not 	<p>P1</p> <p>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>

<p>more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	
<p>Planners Response: Not applicable to application. Subdivision and outbuilding not applicable to this clause.</p>	
<p>A2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>Planners Response: Complies with acceptable solution. Outbuilding setback in excess of 5.5m from the frontage (South Street). Complies.</p>	
<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p>	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p>

<ul style="list-style-type: none"> (i) a distance equal to the front-age setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining front-age; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). (iii) from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and <p>(c) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length 	<ul style="list-style-type: none"> (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site.
--	---

of the side boundary (whichever is the lesser).	
<p>Planners Response: Complies with acceptable solution.</p> <p>Proposal is within 1.5m of a boundary, but does not run along a boundary for an extent greater than 9m or a third of the length of the new boundary. Considered to comply with the acceptable solution.</p>	

8.1.3 Site coverage and private open space for all dwellings

Objective:	<p>That dwellings are compatible with the amenity and character of the area and provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.
------------	--

Acceptable Solutions	Performance Criteria
----------------------	----------------------

<p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
---	--

<p>Planners Response: Complies with acceptable solution.</p> <p>Does not exceed a 50% site coverage.</p>	
---	--

A2	P2
-----------	-----------

<p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10. 	<p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
---	--

Planners Response: Complies with acceptable solution.
 Maintains a primary 24m² POS area meeting the minimum horizontal dimensional requirements.
 POS is not located between frontage and dwelling.
 Site is flat, does not have a gradient steeper than 1 in 10.
 Complies with acceptable solution..

8.1.4 Sunlight to private open space of multiple dwellings

<p>Objective:</p>	<p>That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same</p>
-------------------	--

	site.		
Acceptable Solutions		Performance Criteria	
A1	<p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	P1	<p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>
<p>Planners Response: Not applicable to application. Proposal is not for multiple dwelling.</p>			

8.1.5 Width of openings for garages and carports for all dwellings

Objective:	To reduce the potential for garage or carport openings to dominate the primary frontage.
------------	--

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p>P1</p> <p>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>
<p>Planners Response: Complies with acceptable solution.</p> <p>Does not increase width of open facings within 12m above the 6m threshold outlined in the acceptable solution.</p>	

8.1.6 Privacy for all dwellings

Objective:	To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p>	<p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining property or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space.</p>	

<p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site. 	
<p>Planners Response: Not applicable to application.</p> <p>Application does not propose a balcony, deck, roof terrace, parking space, or carport with a finished surface or floor level more than 1m above existing ground level.</p>	
<p>A2</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another 	<p>P2</p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.

<p>dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
<p>Planners Response: Not applicable to application.</p> <p>Application does not propose a window or glazed door to a habitable room of a dwelling with a finished surface or floor level more than 1m above existing ground level.</p>	
<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
<p>Planners Response: Not applicable to application.</p> <p>Multiple dwellings is not proposed as part of this application. Standard is not applicable.</p>	

8.1.7 Frontage fences for all dwellings

Objective:	The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.	
Acceptable Solutions		Performance Criteria
A1	P1	
No Acceptable Solution. ¹	A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.	
<p>Planners Response: Not applicable to application.</p> <p>Fencing does not form part of this application. Not applicable to application.</p>		

8.1.8 Waste storage for multiple dwellings

Objective:	To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions		Performance Criteria

<p>A1</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area. 	<p>P1</p> <p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; (b) screened from the frontage and any dwellings; and (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.
<p>Planners Response: Not applicable to application.</p> <p>Multiple dwellings is not proposed as part of this application. Standard is not applicable</p>	

8.5 Development Standards for Non-dwellings

<p>Planners Response: Not applicable to application.</p>

8.6 Development Standards for Subdivision

8.6.1 Lot design

<p>Objective:</p>	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.
-------------------	--

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 450m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
<p>Planners Response: Complies with acceptable solution.</p> <p>Both lots exceed the 450m² threshold outlined in this standard.</p> <p>The site is flat, meeting the maximum gradient requirements.</p> <p>Existing structures and the indicative 10m x 15m building envelopes shown on the proposal plans meet the setbacks required under 8.42 A1, A2 & A3 for the new boundary locations, free from any site limitation or constraint imposed by an easement or other identified restriction.</p> <p>Complies with acceptable solution.</p>	

<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
<p>Planners Response: Relies on performance criteria.</p> <p>The proposal relies on performance criteria, due to Lot 2’s frontage being only 4 metres, which is less than the 12-metre threshold outlined in the acceptable solution. This 4-meter width allows for an internal lot configuration, with a shared Right of Way (RoW) that grants Lot 1 beneficial access over the extent of the access handle while Lot 2 serves as the burdened party. Lot 1 provides over 12 metres of frontage (21.87m), which exceeds the minimum requirement under P2 and complies with the acceptable solution, therefore the proposal’s impacts are considered reasonable.</p> <p>The site does not face any topographical challenges or constraints. That impact frontage width. However, noting the existing dwelling location a reduced frontage on an additional lot is required to facilitate the development</p> <p>The 4-meter access handle provides sufficient width for vehicle movement and for necessary services such as letterboxes and utility connections to occupy the access handle simultaneously.</p> <p>Despite the narrower frontage, significant space remains on Lot 2 for on-site manoeuvrability that ensures that both lots will have direct and safe access, meeting the needs of a future residential dwelling.</p> <p>While South Street does not currently feature internal lots, there are several examples of similar developments in the broader Carrick area, including 32A and 34C Liffey Street, 5</p>	

Simmons Street, 22A Meander Valley Road, and 14 & 16 Simmons Street, indicating a trend towards internal lots in the area.

Notably the current trend of increasing demand for higher-density developments near activity centres additionally supports the inclusion of internal lots like the one proposed.

In conclusion, the proposal complies with the performance criteria under P2, as the access arrangements are functional and sufficient for both lots, and the internal lot configuration reflects the broader development pattern seen in Carrick.

A3

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

P3

Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the anticipated nature of vehicles likely to access the site; and
- (e) the ability for emergency services to access the site.

Planners Response: Complies with acceptable solution.

Each lot is provided with vehicular access via an existing approved crossover from South Street. This access point has been previously accepted by the road authority and is intended to service both proposed lots via a shared arrangement.

The existing access is considered appropriate and can be upgraded, if required, to meet the current standards and specifications of the road authority as part of the development.

Considered to comply as access will be in accordance with the road authority requirements.

A4

Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.

P4

Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:

- (a) the size, shape and orientation of the lots;
- (b) the topography of the site;

	<ul style="list-style-type: none"> (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.
--	---

Planners Response: Not applicable to application.
 No new road proposed. Standard not applicable to application.

8.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides for: <ul style="list-style-type: none"> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.
-------------------	---

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision includes no new roads.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;

	<ul style="list-style-type: none"> (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; (i) the topography of the site; and <p>the future subdivision potential of any balance lots on adjoining or adjacent land.</p>
<p>Planners Response: Not applicable to application.</p> <p>No new road proposed. Standard not applicable to application.</p>	

8.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria	
A1	P1	
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	<p>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and 	

	(e) any advice from a regulated entity.
<p>Planners Response: Complies with acceptable solution.</p> <p>All lots will be fully serviced, with proposed water connections shown on the submitted plans.</p> <p>Complies with acceptable solution.</p>	
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>Planners Response: Complies with acceptable solution.</p> <p>All lots will be fully serviced, with proposed sewer connections shown on the submitted plans.</p> <p>Complies with acceptable solution.</p>	
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
<p>Planners Response: Relies on performance criteria.</p> <p>Lot 2 is unable to achieve a gravity stormwater connection; however, onsite stormwater management is proposed. The site is a larger residential lot with significant capacity to accommodate an effective onsite solution.</p> <p>The land is relatively free of impervious surfaces (once existing outbuildings are removed), and there are no watercourses present on the site. The lot is suitably sized</p>	

and topographically appropriate to support a residential dwelling with an adequate onsite stormwater management system that will not cause any nuisance to the surrounding land owners..

Having regard to the lot size, topography, soil conditions, absence of existing constraints, and the proposed use, the lot is considered capable of accommodating an appropriate stormwater solution and is therefore considered to meet the performance criteria.

4.2 Planning Scheme Code Assessment

C2.0 Car Parking and Sustainable Transport Code

Planner’s Response:

The Car Parking Code applies to all development, including subdivision and outbuildings. While the proposal is for a subdivision and outbuilding, which therefore constitutes development under the planning scheme, the proposal in and of itself does not generate a need for additional parking or undermine capacity for carparking to occur onsite. As such, the proposal is considered compliant with objectives and standards of the Code.

Any future development on the proposed lots will be subject to assessment against the Car Parking Code at the time of application, to ensure that appropriate parking provision and design requirements are met.

C9.0 Attenuation Code

C9.6 Development Standards for Subdivision

C9.6.1 Lot design

Objective:	To provide for subdivision so that a lot intended for a sensitive use: <ul style="list-style-type: none"> (a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and (b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must:</p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or (c) not be for the creation of a lot 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the activity with the potential to cause emissions, including: <ul style="list-style-type: none"> i. operational characteristics of the activity;

<p>intended for a sensitive use.</p>	<ul style="list-style-type: none"> ii. scale and intensity of the activity; and iii. degree of emissions from the activity; and <p>(b) the intended use of the lot.</p>
<p>Planners Response: Relies on performance criteria.</p> <p>The subject site is located within the 3km attenuation area associated with Carrick Speedway. This attenuation area encompasses the entire township, meaning all existing and future sensitive uses within the township—including residential development—fall within it.</p> <p>The likely future use of the lot is a residential (sensitive) use; however, the Carrick Speedway operates infrequently and at a scale that does not result in significant emissions impacting residential amenity. There are numerous existing residential dwellings situated between the subject site and the speedway, meaning there is already significant interface between the sensitive land uses and the attenuated activity. The inclusion of this dwelling will not undermine the capacity of the attenuated activity to function.</p> <p>Having regard to the nature of the attenuated activity, including its operational characteristics, limited frequency, and low intensity of emissions, it is considered that the proposal will not result in an increased risk of impact from emissions on future sensitive uses.</p> <p>As such, the proposal is considered to comply with the performance criteria.</p>	

Conclusion

The proposal satisfies all relevant Acceptable Solutions and Performance Criteria under the applicable zone and code provisions. Accordingly, it is considered to represent an appropriate, compliant, and suitable outcome for the site, supporting the intended residential use and development in a manner consistent with the planning scheme.

Annexures

Annexure 1 - Certificate of Title Plan and Folio Text
Annexure 2 - Proposal Plans



Land Surveying | Town Planning | Project Management

w novaland.com.au

e info@novaland.com.au

Launceston

156 George Street
Launceston 7250
p (03) 6709 8116

Hobart

Rear studio, 132 Davey Street
Hobart 7000
p (03) 6227 7968

OWNER DETAILS:

Owner/s name: Mobile No:
Email address: Phone No:
Postal address:

• Owners details **MUST** be completed **IN FULL** for the current owner as per the Certificate of Title.

APPLICANT DETAILS:

Applicant: Mobile No:
Email address: Phone No:
Postal address:

Preferred means of correspondence, including notifications, requests for information and permits (Indicate by ✓ box):

Email Australia Post If you do not select a box Council will use email as the primary method of contact

COPYRIGHT AUTHORITY:

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I acknowledge that a charge may be made to recover costs of copying. I do not require to be paid a fee or to be informed of any copies that are made under this authority.

I confirm that I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this application.

NOTE: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49, or 183 of the *Copyright Act 1968*.

ENTRY TO LAND:

I consent to the entry of the land by an Authorised Officer in accordance with Section 65J (1) (a), for any purpose connected with the administration and enforcement of the *Land Use Planning and Approvals Act 1993* and assessment of this application.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made, has provided consent, and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant:
Name: (Print) Signed: Date:

Please Note: If the application involves Crown land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown.

Crown Consent:
(if required) Name: (Print) Signed: Date:

PRIVACY STATEMENT

The Meander Valley Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your planning application.

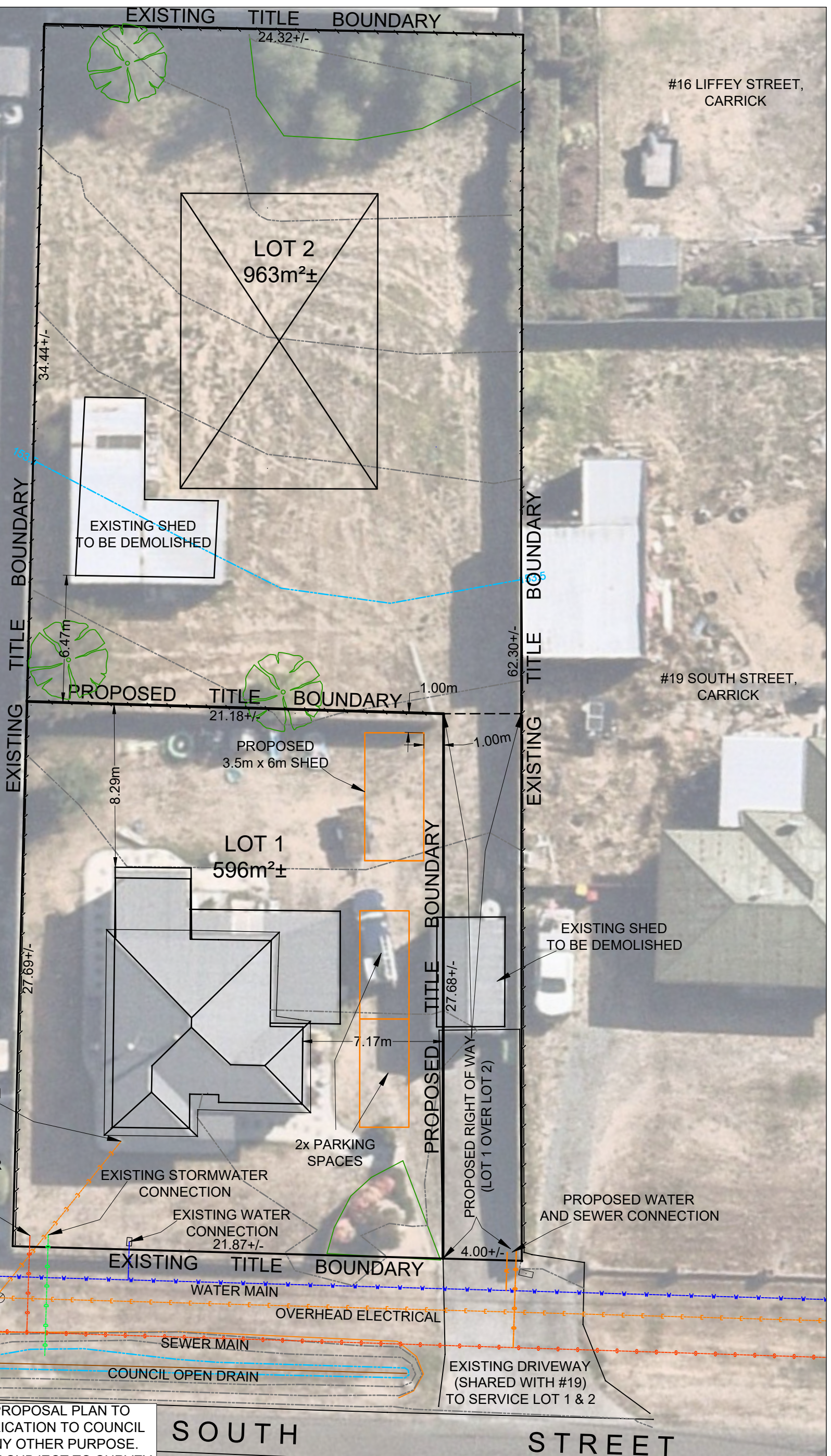
Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Land Use Planning and Approvals Act 1993*. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Meander Valley Council on (03)6393 5320. Please contact the Council's Privacy Officer on (03)6393 5300 if you have any other enquires concerning Council's privacy procedures.



LEGEND:

- TITLE BOUNDARIES
- CONTOURS
- FENCING
- SEWER MAIN
- WATER MAIN
- OVERHEAD ELECTRICAL
- INDICATIVE 10mX15m BUILDING AREA



PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

SOUTH STREET



156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

PROPOSED SUBDIVISION - 2 LOTS
17 SOUTH STREET, CARRICK 7291
C.T. 146198/1

File name
L250516_PropPlan_240725.dwg

- Notes:
- HORIZONTAL BEARING DATUM IS PLANE BASED ON MGA20 PER GNSS.
 - VERTICAL DATUM IS AHD PER SPM10034.
 - CONTOUR INTERVAL IS 0.1m, INDEX IS 0.5m.
 - COORDINATES ARE PLANE BASED ON MGA20 SCALED AROUND SPM10034.

Job Number	L250516
Drawn	NJK
Scale	1:200@A3
Date	24/07/25
Edition	V1.1
Sheet	1/1



PO BOX 8035,
TREVALLYN 7250

LAUNCESTON
(03) 6709 8116
156 GEORGE STREET, 7250

HOBART
(03) 6227 7968
REAR STUDIO
132 DAVEY STREET, 7000
INFO@NOVALAND.COM.AU
ABN 60 675 014 356

Our Reference No. L250516

Council Reference No. PA\26\0023

Date 3 October 2025

26 Lyall Street,
Westbury,
Tasmania, 7303

Via Email: planning@mvc.tas.gov.au

**RE: Response to Request for Information - PA\26\0023 -Subdivision - 17 South Street,
Carrick**

Dear Leanne,

Please find below our response to the matters raised in Council's Request for Further Information on 04 August 2025:

1. Photos of both buildings to be demolished.

Photographs of both buildings proposed for demolition are provided for Council's reference in figures 1, 2 & 3.



Figure 1: View of the large outbuilding on Lot 2 from the East



Figure 2 : View of the large outbuilding on Lot 2 from the North



Figure 3: View of the outbuilding within the access handle

2. Width at both ends of the internal access to Lot 2

An updated subdivision plan is attached showing the access handle width.

A nominal width of 4 metres for the Right of Way is proposed for the access handle, no formalised access infrastructure i.e. a driveway is proposed to be constructed as part of the subdivision for Lot 2.

3. Width and length of proposed Right-of-Way and its location

An updated subdivision plan is attached showing the proposed Right-of-Way (ROW), which is to be located entirely within the access handle of Lot 2, providing benefit to Lot 1 but not extending into it.

The ROW is proposed at 4.0m in width, with length of approximately 27.8m covering the entirety of the access handle.

4. Subdivision Plan amendments

The updated subdivision plan now shows the full extent of the sealed driveway for Lot 1, including the Right-of-Way, with an indicative alignment and drainage shown as directed to the existing stormwater connection.

It also details the tandem parking arrangement with dimensions provided, along with turning pathways demonstrating vehicle access front-in ingress and reverse-out egress.

5. Stormwater – Onsite

A stormwater assessment has been prepared by Geoton, a suitably qualified professional, and is attached to this response. The assessment demonstrates the lot's capacity to accommodate stormwater in accordance with Clause 8.6.3 of the Scheme and considers the expected residential use of the site, including a dwelling & sealed surfaces.

It also specifically addresses the proposed outbuilding on Lot 1, confirming that stormwater is to be discharged to the existing reticulated system servicing the property.

Full details of the stormwater management strategy are provided in the attached Geoton report.

6. Verandah

The exact construction date of the existing verandah on Lot 1 cannot be determined.

The current owners have confirmed that the verandah was present when they purchased the property in 2018, and Google Street View imagery shows that it existed as early as 2008.

This indicates that the verandah predates 2008 and, based on available evidence, this structure may have been constructed at any time within an approximate 50-year period between the initial construction at around 1960 and 2008.

Photographs of the verandah are below for reference.



Figure 4: View of the verandah from the northeast of the dwelling

7. Proposed outbuilding

The site is level and, as such, does not require any cut, fill, battering, or retaining structures. This is confirmed on both the subdivision plan and the submitted elevations.

Photographs of the proposed outbuilding site within Lot 1 are below.



Figure 5: View of the proposed outbuilding location from the east

If you have any questions regarding these responses, please feel free to contact me.

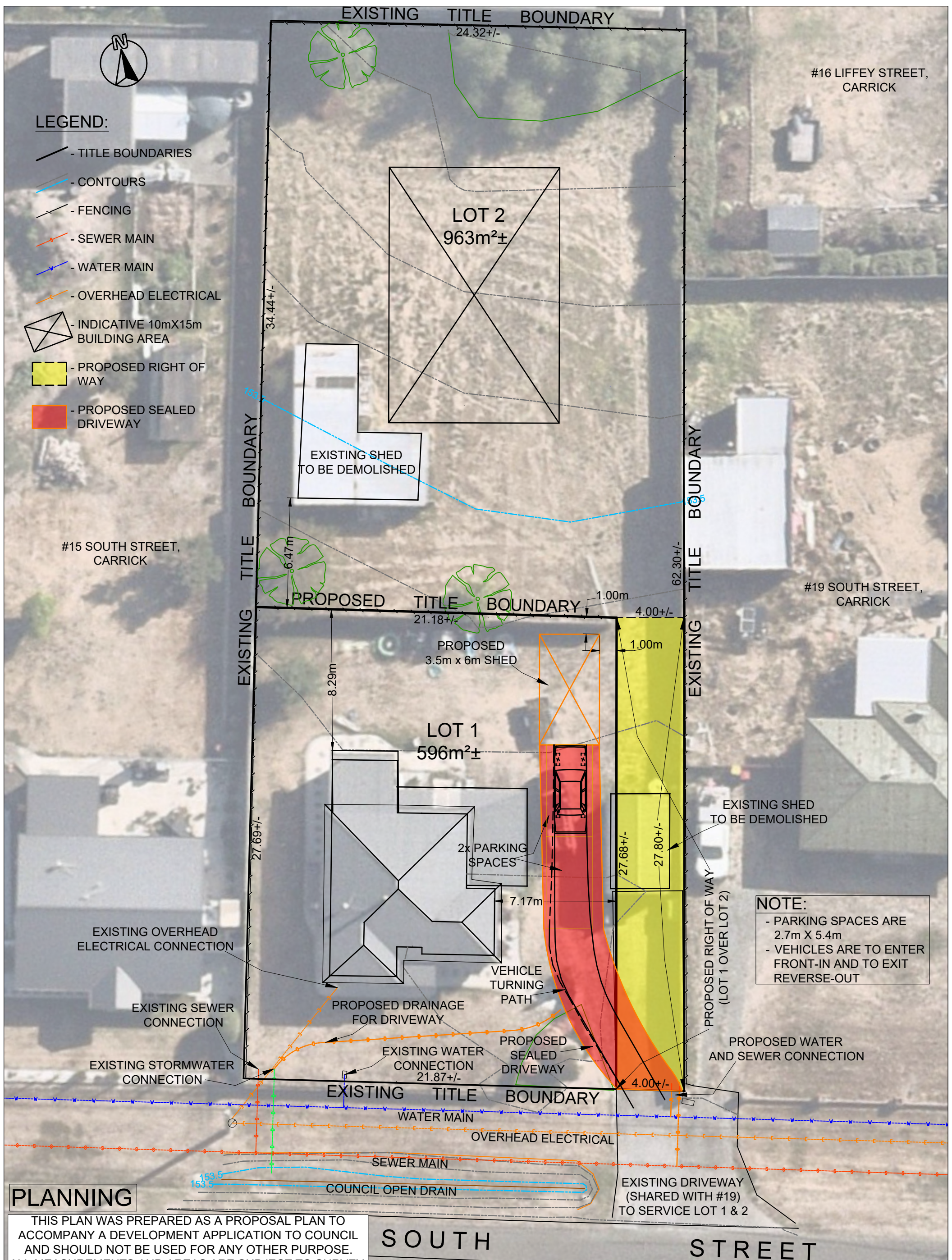
Sincerely,

Alex Bowles
Town Planner
Nova Land Consulting



LEGEND:

- TITLE BOUNDARIES
- CONTOURS
- FENCING
- SEWER MAIN
- WATER MAIN
- OVERHEAD ELECTRICAL
- INDICATIVE 10mX15m BUILDING AREA
- PROPOSED RIGHT OF WAY
- PROPOSED SEALED DRIVEWAY



#16 LIFFEY STREET, CARRICK

#19 SOUTH STREET, CARRICK

#15 SOUTH STREET, CARRICK

NOTE:

- PARKING SPACES ARE 2.7m X 5.4m
- VEHICLES ARE TO ENTER FRONT-IN AND TO EXIT REVERSE-OUT

PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

SOUTH STREET



156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

PROPOSED SUBDIVISION - 2 LOTS
17 SOUTH STREET, CARRICK 7291
C.T. 146198/1

File name
L250516_PropPlan_240725.dwg

Notes:

- HORIZONTAL BEARING DATUM IS PLANE BASED ON MGA20 PER GNSS.
- VERTICAL DATUM IS AHD PER SPM10034.
- CONTOUR INTERVAL IS 0.1m, INDEX IS 0.5m.
- COORDINATES ARE PLANE BASED ON MGA20 SCALED AROUND SPM10034.

Job Number
L250516

Drawn NJK

Scale 1:200@A3

Date 24/07/25

Edition V2.2

Sheet 1/1

29 September 2025

Reference No. GL25527Ab

John Hope
17 South Street
CARRICK TAS 7291

Dear Sir

**RE: Preliminary On-site Stormwater Disposal Assessment & Design
Lot 2, 17 South Street, Carrick**

We have pleasure in submitting herein our report detailing the results of a preliminary on-site stormwater management evaluation conducted for the above site.

Should you require clarification of any aspect of this report, please contact Michael Goss 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	29/09/2025	M Goss	S Shahandeh	Original

1 INTRODUCTION

At the request of Mr Alex Bowles of Nova Land Consulting, on your behalf, Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed 2-lot subdivision at 17 South Street, Carrick (Title Reference 146198/1).

The purpose of the investigation is to assess the suitability of the site for management of stormwater in accordance with the Tasmanian Planning Scheme - Meander Valley.

It should be noted that this is a preliminary assessment for subdivision approval and that a site-specific on-site stormwater assessment and design for the proposed new lot will be required by the developer/owner once the actual location and size of the development is known.

A plan of the proposed subdivision was provided, prepared by Nova Land Consulting, Job No. L250516, dated 24/07/2025, showing the lot layout. The proposed Lot 1 and Lot 2 will be 596m² and 963m² in size, respectively. Lot 1, containing the existing residence and one shed, is serviced by stormwater infrastructure along South Street. As such, the following evaluation will be for the proposed Lot 2.

2 FIELD INVESTIGATION

The field investigation was conducted on 26 August 2025 and involved the drilling of 2 boreholes by 4WD mounted auger rig to the investigated depths of 2.0m.

The log of the borehole is included in Appendix A and its location is shown on Drawing 1 attached.

3 SITE CONDITIONS

The site is near level with a general cover of grass and scattered trees (Plate 1). There is an existing dwelling and shed located within the proposed Lot 1 and a shed located within the proposed Lot 2.

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is located on Cretaceous-Quaternary period sediments, with this generally confirmed by the field investigation.

Examination of the LIST Landslide Planning Map indicates that the site is not within any mapped landslide hazard band.

The investigation encountered a soil profile of topsoil comprising sandy clay to clayey sand to the depths of 0.2m, underlain by sandy to silty clay to the investigated depths of 2.0m.

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

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



Plate 1: View of the site looking to the northwest, 26/08/2025.

4 PRELIMINARY ON-SITE STORMWATER DISPOSAL

4.1 General

The Tasmanian Planning Scheme specifies that each lot or proposed lot, within a subdivision must either have connection to a public stormwater system or be able to accommodate an on-site stormwater management system.

On-site disposal of stormwater via infiltration systems “are *designed to encourage stormwater to infiltrate into surrounding soils via a controlled system and are particularly suited to reducing the magnitude of peak storm discharges from impervious areas*” and “*are best suited to sandy soils with deep groundwater*”. “*Soils with low hydraulic conductivities... are more susceptible to clogging and require enhanced pretreatment*” (Derwent Estuary Program, 2012).

Lots with on-site stormwater management are required to be capable of accommodating the future use and development of the land, specifically with regard to:

- The size of the lot;
- Topography of the site;
- Soil conditions;
- Any existing buildings on the site;
- Any area of the site covered by impervious surfaces; and
- Any watercourse on the land.”

As per the Tasmanian Planning Scheme – Meander Valley, developments without connection to town stormwater infrastructure are required to have sufficient capacity for adequate on-site stormwater management and/or disposal.

Due to the site being within the general residential zone, the on-site detention and infiltration is considered for stormwater flows generated by a 1% Annual Exceedance Probability (AEP) storm event for the purpose of the preliminary design.

4.2 Soil Category and Permeability of Soil

Conditions encountered during the geotechnical investigation indicate that the subsurface profile can be typically characterised as sandy clay underlain by sandy to silty clay, which falls under the category of “Medium Clay” (Engineers Australia, 2006).

From Water Sensitive Urban Design (Derwent Estuary Program, 2012), Section 10.3.1.2, the saturated hydraulic conductivity (K_{sat}) for Sandy Clay is 1×10^{-6} m/s to 1×10^{-5} m/s (3.6mm/hour to 36mm/hour).

A moderation factor (U) to account for the non-homogeneous nature of soil, to convert “point” hydraulic conductivity (K_h) to “areal” K_h for clay soils of 2.0 has been adopted as per Australian Runoff Quality (Engineers Australia, 2006).

4.3 Groundwater

Groundwater was not encountered in the field investigation, i.e., the groundwater table is at a depth greater than 2m below the current ground surface.

4.4 Catchment

According to the Australian Bureau of Statistics (2020), the main floor area of a newly built Tasmanian home is 187.9m². Assuming a factor of safety of approximately 1.5 for the inclusion of other impermeable surfaces, such as sealed surfaces and internal driveway, a generic area of 300m² has been adopted for an idealised dwelling on the proposed lot with the purpose of assessing the site’s capacity to manage on-site stormwater.

4.5 Sizing the Detention Storage

4.5.1 General

The required storage volume of an infiltration system is defined by the difference in inflow and outflow volumes for the duration of a storm (AS 3500-2021). The inflow volume is a product of rainfall, contributing area and the runoff coefficient connected to the infiltration system, i.e.,

$$\text{Inflow volume (for storm duration } D, m^3) = C \times I \times A \times \frac{D}{1000}$$

Where:

C is the runoff coefficient (taken as 1.0 for roofed areas and 0.9 for paved areas (Standards Australia Limited, 2021))

I is the probabilistic rainfall intensity (mm/hr)

Preliminary On-site Stormwater Disposal Assessment & Design

A is the contributing area connected to the infiltration system (m²)

D is the storm duration (hours)

Outflow from the infiltration system is via the base and sides of the infiltration system and depends on the area and depth of the infiltration system. In computing the infiltration from the walls of an infiltration system, Australian Runoff Quality (Engineers Australia, 2006) suggests that pressure is hydrostatically distributed and thus equal to half the depth of water over the bed of the infiltration system, i.e.,

$$\text{Outflow volume (for storm duration } D, m^3) = \left[(A_{inf}) + \left(P \times \frac{d}{2} \right) \right] \times U \times K_h \times D / 1000$$

Where:

K_h is the “point” saturated hydraulic conductivity (mm/hr)

A_{inf} is the infiltration area (m²)

P is the perimeter length of the infiltration area (m)

d is the depth of the infiltration system (m)

U is the “point” soil hydraulic conductivity moderating factor (see Section 5.2)

D is the storm duration (hours)

The required storage volume of an infiltration system can be computed as follows:

$$\text{Required storage (m}^3) = \text{Inflow volume (m}^3) - \text{outflow volume (m}^3)$$

The Intensity-Frequency-Design (IFD) rainfall curve and table for the site was generated from the Bureau of Meteorology IFD data website (Australian Bureau of Meteorology, 2024).

Design rainfall events with durations of 5 minutes up to 72 hours were calculated.

Detention and absorption of the collected stormwater will be in a gravel-filled soak away detention trench filled with 20mm to 40mm nominal size gravel. The gravel-filled trench has a nominal porosity of 0.3.

Adopting a soak away detention trench volume of 22.5m³ (15m long x 2m wide x 0.7m deep), Table 1 and Figure A below show the maximum required storage volume (volume of stormwater generated less infiltration into the soil) to be at a maximum for a 60-minute duration 1% AEP storm event, with the percentage of the design rainfall event able to be stored in the trench being 93.0% of the trench capacity. 1% AEP design rainfall events with durations of 360 minutes and greater, have a higher infiltration capacity into the soil than the volume of stormwater generated.

Table 1: IFD Rainfall events, volume of rainfall captured, infiltration, and trench storage capacity.

Duration (min)	Duration (hours)	AEP 20% (mm/hr)	Volume in (m ³)	Infiltration (m ³)	Required Storage Volume (m ³)	Trench Storage Capacity (%)
5	0.08	123	2.96	0.26	2.70	40.1%
10	0.17	95.7	4.61	0.51	4.09	60.6%
15	0.25	78.5	5.67	0.77	4.90	72.6%
20	0.33	66.7	6.42	1.03	5.39	79.9%
25	0.42	58.3	7.02	1.28	5.73	84.9%
30	0.50	51.9	7.49	1.54	5.96	88.2%
45	0.75	39.6	8.58	2.31	6.27	92.9%
60	1	32.4	9.36	3.08	6.28	93.0%
90	1.5	24.5	10.61	4.62	6.00	88.8%
120	2	20.1	11.61	6.16	5.45	80.8%
180	3	15.3	13.26	9.23	4.02	59.6%
270	4.5	11.8	15.34	13.85	1.48	22.0%

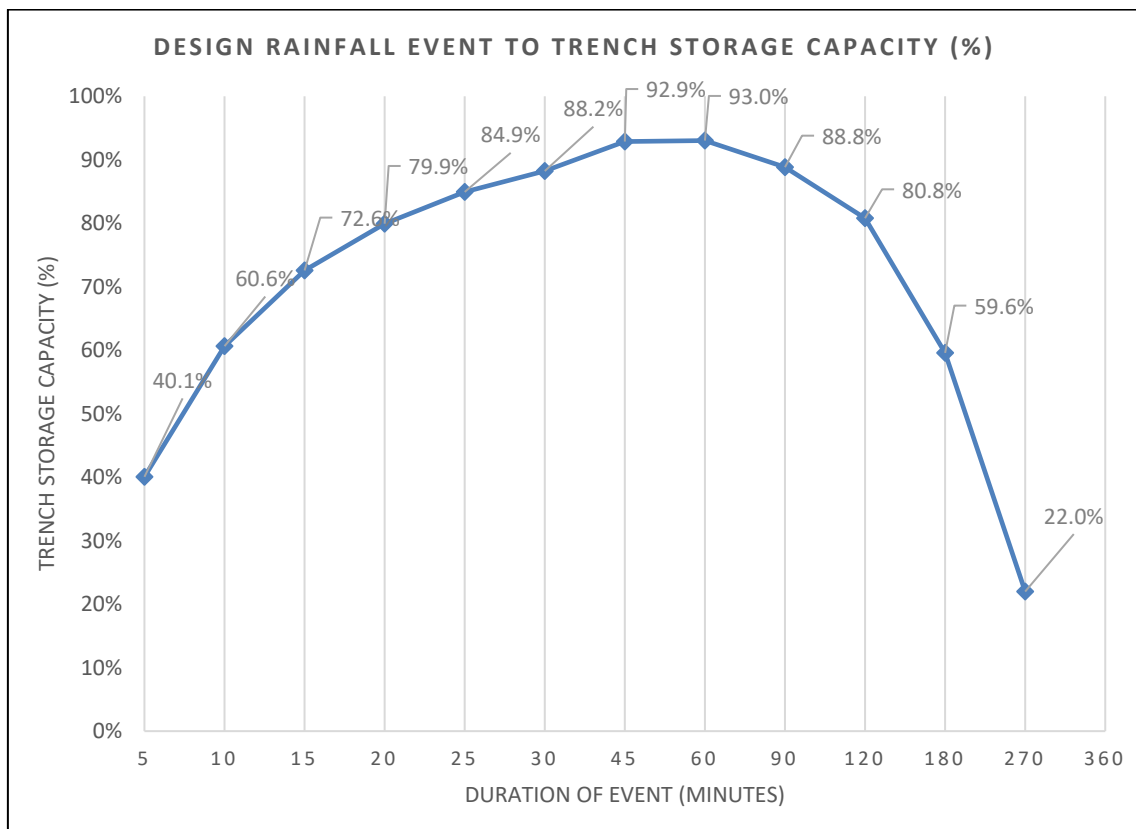


Figure A: Design Rainfall Event to Trench Storage Capacity (%)

4.6 Stormwater Assessment Conclusion

Based on the calculations above, an approximate disposal area of 30m² will be required for on-site stormwater detention for the proposed Lot 2. A minimum setback of 4m will be required from lot boundaries and buildings. As such, the results of the investigation indicate that the proposed lot has **sufficient depth and suitable area**

Preliminary On-site Stormwater Disposal Assessment & Design

available for on-site stormwater detention. The proposed shed to be contained within Lot 1 is to be serviced by the existing stormwater connection.

Hence, the proposed new lot complies with the **P3 performance criteria of Section 8.6.3** of the Tasmanian Planning Scheme – Meander Valley Council, with proposed Lot 2 demonstrated to be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land.

5 REFERENCES

- A Wilson, H. A.-W. (2021). *Tasmanian Stormwater Policy Guidance and Standards for Development*. Hobart: Derwent Estuary Program and Local Government Association of Tasmania.
- Australian Bureau of Meteorology. (2024, February). *Design Rainfall Data System (2016)*. Retrieved from <http://www.bom.gov.au/water/designRainfalls/revise-ifd/>
- Australian Bureau of Statistics. (2020). *Characteristics of new residential dwellings - A 15 year summary*. Retrieved from <https://www.abs.gov.au/articles/characteristics-new-residential-dwellings-15-year-summary>
- Derwent Estuary Program. (2022). *Water-Sensitive Urban Design*. Retrieved from <https://www.derwentestuary.org.au/water-sensitive-urban-design/>
- Derwent Estuary Program. (2024). *Water-Sensitive Urban Design*. Retrieved from <https://www.derwentestuary.org.au/water-sensitive-urban-design/>
- Engineers Australia. (2006). *Australian Runoff Quality - A Guide to Water Sensitive Urban Design*. Riverwood, NSW: Engineers Media.
- Intergovernmental Committee on Surveying and Mapping. (n.d.). *Elvis - Elevation and Depth - Foundation Spatial Data*. Retrieved from <https://elevation.fsd.org.au/>
- Standards Australia Limited. (2021). *AS/NZS 3500.3 Plumbing and Drainage Part 3: Stormwater Drainage*. Sydney: SAI Global Limited.

Attachments:

Limitations of report

Drawing 1 – Site Plan

Appendix A – Borehole Logs & Explanation Sheets

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
-  Cadastral Parcels

GEOTON Pty Ltd				Client: JOHN HOPE	
				Project: LOT 2, 17 SOUTH STREET WESTBURY	
Date	29/09/2025	Drawn	MG	Title: SITE PLAN	
Scale	As Shown	Approved	TB	Project no: GL25527A	Drawing no. 1
Original size	A3	Rev			

Appendix A

Borehole Logs

Client : John Hope
Project : Preliminary Stormwater Assessment
Location : Lot 2, 17 South Street, Carrick




Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25527A
Logged : Michael Goss
Logged Date : 26/08/2025
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						CL	TOPSOIL - Sandy CLAY - low plasticity to medium plasticity, brown mottled grey, fine grained sand, with high plasticity silt,	M	F-St	
					0.3	CI	Sandy CLAY - medium plasticity to high plasticity, brown, fine to medium grained sand, with high plasticity silt,	M	St-VSt	W~PL
					0.5	CH	Silty CLAY - high plasticity, brown and grey mottled red,	M	VSt	
					0.8					
					1.0					
					1.3					
					1.5					
					1.8					
							BH1 Terminated at 2 m			

Client : John Hope
Project : Preliminary Stormwater Assessment
Location : Lot 2, 17 South Street, Carrick

Easting : 554259.32
Northing : 6842932.27
Inclination : N/A
Azimuth :
Sheet : 1 OF 1
Job No : GL25527A
Logged : Michael Goss
Logged Date : 26/08/2025
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					0.0		SC	TOPSOIL - Clayey SAND - fine to medium grained, brown mottled grey, with high plasticity silt,	M	L-MD	Observations: W-PL
					0.3		CI	Sandy CLAY - medium plasticity to high plasticity, brown, fine to medium grained sand, with high plasticity silt,	M	St-VSt	
					0.8		CH	Silty CLAY - high plasticity, brown and grey mottled red,	M	VSt	
								BH2 Terminated at 2 m			

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

Soil Description Explanation Sheet (1 of 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 – $w \approx PL$

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 - $w \approx LL$

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
	$> 5, \leq 12$	$> 15, \leq 30$	$> 15, \leq 30$	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.		
Pocket	An irregular inclusion of different material.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.

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.








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	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	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.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
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.		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.	
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.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
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.		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.	