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:	**Woolcott Land Services - PA\26\0042**
PROPERTY ADDRESS:	**2 Webster Street WESTBURY (CT: 134912/1)**
DEVELOPMENT:	**Subdivision (2 lots) & Residential outbuildings (storage sheds x3) - lot design, not connected to sewerage, parking areas.**

The application can be inspected until **Monday, 22 September 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 6 September 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Meander Valley Council
Working Together

- 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: | | | | | | **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: 2 WEBSTER ST WESTBURY TAS 7303 Certificate of Title: 134912/1

Suburb: Lot No:

Land area: 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):* $ NA *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: Subdivision 2 lots

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

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

Materials: External walls: Colour:

Roof cladding: Colour:

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
134912	1
EDITION	DATE OF ISSUE
6	21-Feb-2020

SEARCH DATE : 08-Sep-2020
SEARCH TIME : 09.05 AM

DESCRIPTION OF LAND

Town of WESTBURY
Lot 1 on Plan 134912
Being the land described in Conveyance No. 67/0084
Excepting thereout Lot 1 SP 8957 (1273 m2), Lot 1 SP 134911 (2166 m2)
Derivation : Part of Lot 1, 10a-2r-32p Gtd. to G H Courtenay
Prior CT 24059/6

SCHEDULE 1

M802408 TRANSFER to KIM ELIZABETH ROSENDALE Registered 21-Feb-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
34/6403 CONVEYANCE Made Subject to Boundary Fences Condition
SP 134912 BENEFITING EASEMENT: Right of Drainage over the drainage easement 2.00 wide shown on Plan No. 134912
E210625 MORTGAGE to B&E Ltd Registered 21-Feb-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER RAYMA DAPHNE RUBOCK

FOLIO REFERENCE
C.T. VOL 24059 FOL 6

GRANTEE
PART OF LOT 1. (10A 2R 32P) GRANTED TO GEORGE HENRY COURTENAY

PLAN OF TITLE

LOCATION TOWN OF WESTBURY
SECTION B7

CONVERTED BY PLAN No D. 24059

COMPILED BY COHEN & ASSOCIATES PTY. LTD. LAUNCESTON

NOT TO SCALE LENGTHS IN METRES

REGISTERED NUMBER
P134912

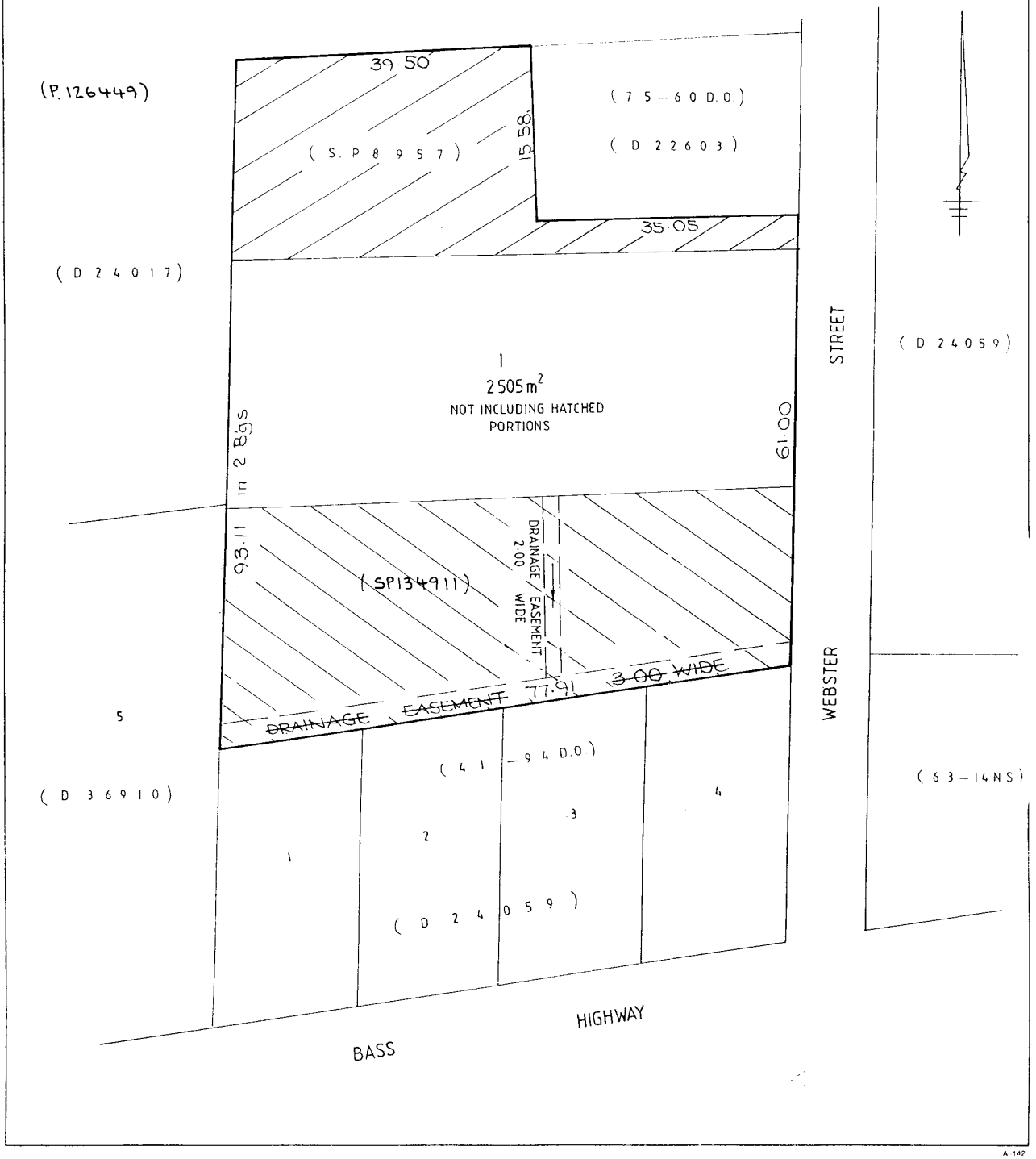
APPROVED 15 NOV 2000
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 121 (4840-42)	LAST UPI No 6503628	LAST PLAN No D. 24059	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

SKETCH BY WAY OF ILLUSTRATION ONLY

BALANCE PLAN

"EXCEPTED LANDS"
LOT 1. S.P. 8957 1273m²
LOT 1. S.P. 134911 2166m².



A 142

#4 WEBSTER STREET

#6 WEBSTER STREET

STREET

PROPOSED STORMWATER CONNECTION

32.52±

7.72±

43.56±

ELEC POLE #140011

PROPOSED DRAINAGE EASEMENT 2.0m WIDE

#6 PEYTON STREET

LOT 2
1297m²±

LOT 1
1209m²±

6.31±

33.44±

15

27.99 ±

FIRE PLUG

SEWER CONNECTION RL: 176.75±

GRAVEL TURNING HEAD

EXISTING HOUSE

SHED 2m x 4m x 2m

12.61±

10

3.0

RELOCATABLE STORAGE SHEDS

0.90±

2.76±

4.0

EXISTING WATER METER FOR LOT 1

EXISTING STORMWATER (EXACT LOCATION TO BE DETERMINED)

27.30±

PROPOSED PARKING FOR LOT 1
2.6m X 5.4m

ELEC POLE #566387

44.03±

2.07±

PROPOSED EASEMENT

76.66±

EXISTING ACCESS PROPOSED FOR BOTH LOTS 1 & LOT 2

PROPOSED RIGHT OF WAY OVER LOT 2 FOR LOT 1

5.0±

#13 MEANDER VALLEY ROAD

EXISTING LOT 1 SEWER CONNECTING THROUGH ADJOINING PROPERTY LOCATED BY PROC'S CABLE & PIPE LOCATING

OUTLET TO MANHOLE 176.88

EXISTING DRAINAGE EASEMENT 2.00 WIDE

PROPOSED WATER CONNECTION AND METER FOR LOT 2

WEBSTER

#2A WEBSTER STREET

#5 WEBSTER STREET

ELEC POLE #140014

EXISTING DRAINAGE EASEMENT 3.00 WIDE

SEWER MAIN

SEWER PUMP STATION

Notes:

- VERTICAL DATUM IS BASED ON AHD'83 PER SPM 174/11.
- COORDINATES ARE PLANE AND REFERENCED TO MGA2020 AT SPM 174/11.
- CONTOUR INTERVAL IS 0.2m.
- BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP.134911; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

PROPOSED 2 LOT SUBDIVISION

2 WEBSTER STREET, WESTBURY 7303
C.T.134912/1

N

Woolcott LAND SERVICES
10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Email: enquiries@woolcott.au

Job Number L200732

Drawn	File name	Date	Scale	Edition	Sheet
EGB	L200732_PropPlan_200825_v3.0.dwg	20/08/25	1:300@A3	v3.0	1/1

August 2025

PLANNING REPORT

Subdivision of the land from 1 to 2 lots

2 Webster Street WESTBURY

Woolcott LAND SERVICES

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

Launceston

Head office

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E enquiries@woolcott.au
A 10 Goodman Court Invermay 7250

St Helens

East Coast office

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Job Number: L250418

Prepared by: Michelle Schleiger (michelle@woolcott.au)
(*BUrbRegEnvPlan*)
Town Planner

Rev.no	Description	Date
1	Review	28 January 2025
2	Draft	31 July 2025
3	Final	8 August 2025
4	Review	26 August 2025

References

Land Tasmania. 2021. *Land Information System Tasmania.* Accessed 2025. https://www.thelist.tas.gov.au/app/content/home/.

Roads and Maritime Services NSW. 2013. *Updated Traffic Surveys.* NSW State Government.

Annexures

Annexure 1 Copy of title plan and folio text

Annexure 2 Proposal plan

Annexure 3 Bushfire hazard assessment

Contents

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Subdivision – 1 lot to 2 lots

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

Document	Consultant
Proposal Plan	Woolcott Land Services
On-site Wastewater Assessment	Geoton Pty Ltd

2. Subject site and proposal

2.1 Site details

Address	2 Webster Street, Westbury TAS 7303
Property ID	2011424
Title	134912/1
Land area	2505m^2
Planning Authority	Meander Valley Council
Planning Scheme	Tasmanian Planning Scheme – Meander Valley
Easements	Drainage to adjoining lot – none on title.
Application status	Discretionary application
Existing Access	Single access from Webster Street
Zone	Village
General Overlay	None
Overlays	Bushfire-prone areas
Existing development	Single dwelling and outbuildings.
Existing services and infrastructure	

Water	Serviced
Sewer	Serviced
Stormwater	Serviced

2.2 Proposal

The proposal is for a subdivision to 2 lots. Lot 1 will contain the existing dwelling and outbuildings. Lot 2 will be a vacant lot. Access to each lot will be shared from the existing access point and a right of way easement will be applied accordingly.
Lot 1 will retain all services and connections. Lot 2 will have water and stormwater connections but sewer is proposed to be managed onsite.

Lot no.	Proposed Area	Frontage	Access
1	1209m^2	27.30	Existing from Webster Street
2	1297m^2	5m	Existing from Webster Street

This application includes a proposal to accommodate residential container storage on the lot (to proposed Lot 2). The storage is temporary and will be relocated upon issue of new titles, but for now is proposed as a part of the development.

2.3 Subject site

The subject site is a single lot at 2 Webster Street, Westbury. identified as CT. 134912/1. The lot is developed with a single dwelling and outbuildings. The lot has an existing vehicle crossing from the local, Council, sealed road.

The surrounding area is residential in character and the lot has residential development as existing on all shared boundary lots.

2.4 Images

Figure 1 Aerial view of the subject site (Land Tasmania 2021)

3. Zone and overlays

3.1 Zoning

The site is zoned Village under the Scheme.

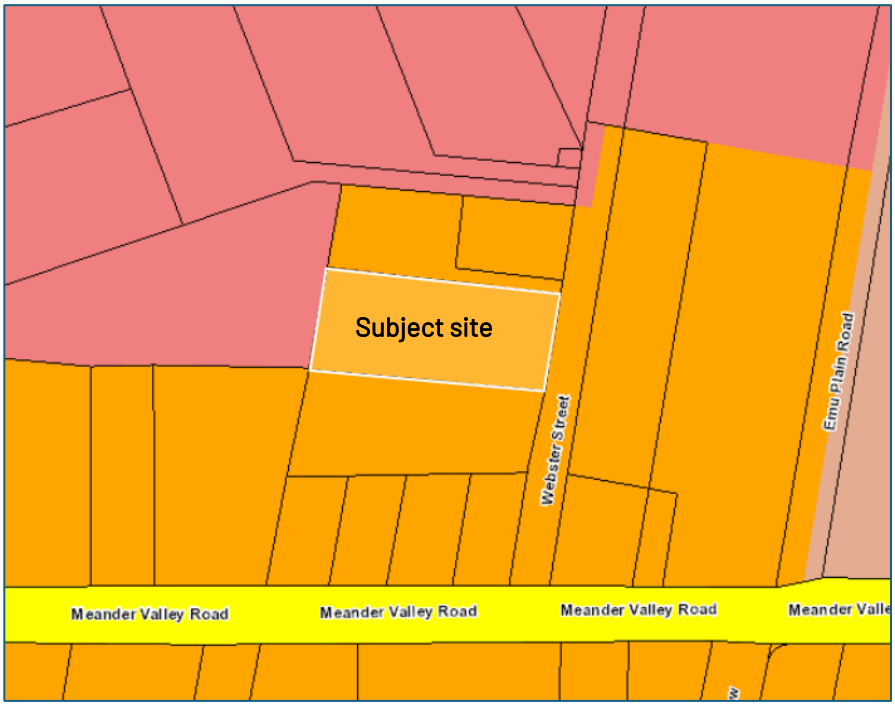

Figure 2 Zoning for the subject site (Land Tasmania 2021)

3.2 Overlays

The subject site is affected by the Bushfire prone area overlay only.

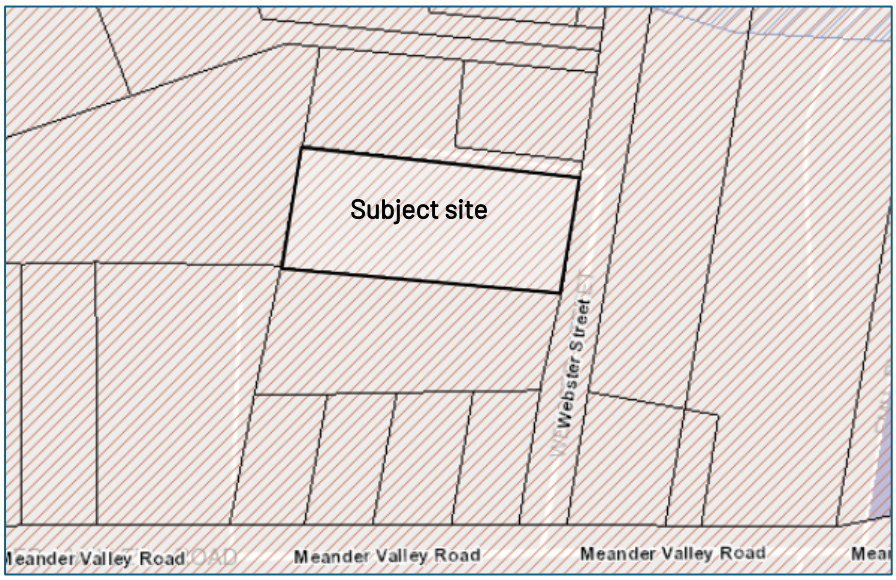

Figure 3 Overlays affecting the subject site (Land Tasmania 2021)

4. Planning Scheme Assessment

4.1 Zone assessment

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 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.

Response

The Use Standards are not addressed as a part of this application.

12.0 Village Zone

12.1 Zone Purpose

12.1.1	To provide for small rural centres with a mix of residential, community services and commercial activities.
12.1.2	To provide amenity for residents appropriate to the mixed use characteristics of the zone.

12.4 Development Standards for Buildings and Works

12.4.2 Building height

Objective	
That building height is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 8.5m.	P1 Building height must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the height, bulk and form of existing buildings on the site and adjoining properties; c) the bulk and form of proposed buildings; d) sunlight to habitable rooms and private open space in adjoining properties; and e) any overshadowing of adjoining properties or public places.

Response

P1 The acceptable solution is achieved. The temporary storage containers are not more than 3m in height.

12.4.3 Setback

Objective	
That building setback is compatible with the streetscape and does not result in an unreasonable impact on amenity of adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from a frontage of: a) not less than 4.5m; b) not less than existing buildings on the site; or c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	P1 Buildings must be sited to be compatible with the streetscape and character of development existing on established properties in the area, having regard to: a) the topography of the site; b) the setbacks of buildings on adjoining properties; c) the height, bulk and form of existing and proposed buildings; d) the appearance of proposed buildings when viewed from roads and public places adjoining the site; and e) the safety of road users..
A2 Buildings must have a setback from side and rear boundaries of not less than: a) 3m; or b) half the wall height of the building, whichever is the greater.	P2 Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing and proposed buildings; e) the existing buildings and private open space areas on the site; f) sunlight to private open space and windows of habitable rooms on adjoining properties; and g) the character of development existing on established properties in the area.
A3 Air extraction, pumping, refrigeration systems, compressors or generators, excluding Residential, Visitor Accommodation, Natural and Cultural Values Management, Passive Recreation and Utilities, must have a setback from a property containing a sensitive use of not less than 10m	P3 Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators, excluding Residential, Visitor Accommodation, Natural and Cultural Values Management, Passive Recreation and Utilities, within 10m of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to: a) the characteristics and frequency of any emissions generated; b) the nature of the proposed use; c) the topography of the site and location of the sensitive use; and d) any mitigation measures proposed.

Response

A1 The acceptable solution is achieved. The temporary storage containers are setback from the frontage by more than 4.5m.

A2 The acceptable solution is achieved. The side and rear setbacks are compliant.

A3 Not applicable.

12.4.4 Site coverage

Objective	
That site coverage: a) is compatible with the character of the development existing in the area; and b) provides sufficient area for private open space and landscaping.	
Acceptable Solutions	Performance Criteria
A1 Site coverage must be not more than 50%.	P1 Site coverage must be consistent with that existing on established properties in the area, having regard to: a) the topography of the site; b) the size and shape of the site; c) the existing buildings and any constraints imposed by existing development; d) the provision for landscaping and private open space; and e) the character of development existing on established properties in the area..

Response

A1 The storage containers equate to approximately 3.4% of proposed Lot 2.

12.5 Development Standards for Subdivision

12.5.1 Lot Design

Objective	
That each lot: a) has an area and dimensions appropriate for use and development in the zone; and b) is provided with appropriate access to a road.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 600m^2 and: i. be able to contain a minimum area of 10m x 15m with a gradient of not more than 1 in 5, clear of: a. all setbacks required by clause 12.4.3 A1 and A2; and	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 sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of existing buildings on the lots; b) the intended location of buildings on the lots;

b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 12.4.3 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.	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.

Response

P1 The acceptable solution is achieved. The minimum lot size proposed is 1209m^2.

Proposed lot 2 will contain existing container storage which is temporary and which will be removed upon creation of new titles. The appropriate setbacks are shown to be compliant until then. It can demonstrate an appropriate building area and setbacks can also be met for future development. The existing dwelling will have a reduced setback to the new boundary on the south side, similar to the property at 6 Webster Street.

A2 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 10m.	P2 Each lot, or a lot proposed in a plan of subdivision, 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: a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; b) the topography of the site; c) the functionality and useability of the frontage; d) the anticipated nature of vehicles likely to access the site; e) the ability to manoeuvre vehicles on the site; f) the ability for emergency services to access the site; and g) the pattern of development existing on established properties in the area, and is not less than 3.6m wide

Response

P2 The performance criteria are addressed. The frontage for Lot 2 is reduced.

a. Two lots will share the access but it will be wide enough for two way access.
b. The topography presents no challenges to access.
c. The frontage allows for access to both lots.
d. The lot is likely to be developed for residential use and development.

e. Each lot is sufficiently sized to allow for manoeuvring, the access strip is wide enough to allow passing of vehicles.

f. The access meets the minimum and so it is expected that emergency vehicles can access each lot.

g. The proposed is similar to that at 6 Webster Street.

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; and d) the pattern of development existing on established properties in the area.

Response

P3 The performance criteria are addressed. Lots 1 and 2 will share the vehicular access.

a. the topography has no bearing on the shared access.

b. the distance of the building area for Lot 2 to the carriageway is 44m+.

c. The nature of the road is local and generally residential. The immediate locality is not densely populated and high traffic numbers are not anticipated on Webster Street.

d. The proposed is similar to that at 6 Webster Street.

12.5.2 Roads

Objective
That the arrangement of new roads within a subdivision provides: a) safe, convenient and efficient connections to assist accessibility and mobility of the community; b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and c) (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: a) any relevant road network plan adopted by council; b) the existing and proposed road hierarchy; c) the need for connecting roads and pedestrian 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; e) access to public transport; f) the topography of the site; and g) (g) the future subdivision potential of any balance lots on adjoining or adjacent land.

Response

A1 The acceptable solution is achieved; no new roads are proposed.

19.5.2 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	P1 No Performance Criterion.

Response

A1 The acceptable solution is achieved. Each lot will have a water connection.

A2 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.	P2 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 waste-water treatment system adequate for the future use and development of the land.

Response

P2 The performance criteria are addressed. Proposed Lot 2 cannot achieve a sewer connection due to both distance and available path to a sewer main, and the flat nature of the land. Onsite wastewater management is proposed. The report from Geoton supplied with this application includes more detail.

A3 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.	P3 Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:

	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 any watercourse on the land.

Response

A3 The acceptable solution is achieved. Each lot will connect to the public system.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved. The lots are sized and dimensioned to allow suitable parking allowance. Proposed Lot 1 will retain existing parking provision.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

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

A1 The acceptable solution is achieved as the existing access will be used and the increase to traffic movements is anticipated to be within the acceptable level.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Response

A1 The proposed is not within an attenuation area.

5. Conclusion

This application is for a subdivision to 2 lots in the Village Zone. Proposed Lot 1 will retain the existing development. Proposed Lot 2 will be a vacant lot and the existing vehicle crossing will be shared. The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.

GEOTON Pty Ltd
Geotechnical Consultants

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www.geoton.com.au

21 July 2025

Reference No. GL25355Ab

Mr Richard Reed
2 Webster Street
WESTBURY TAS 7307

Dear Sir

RE: Preliminary On-site Wastewater Assessment and Site Classification
2 Webster Street, Westbury

We have pleasure in submitting herein our report detailing the results of a preliminary on-site wastewater disposal site evaluation and site classification 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	21/07/2025	T Liew	T Barriera	Original

1 INTRODUCTION

At the request of Woolcott Land Services, Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed residential subdivision at 2 Webster Street, Westbury.

The investigation has been conducted to assess the following:

- Determine if the proposed new Lot 2 can support an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management” for the purposes of subdivision approval;
- The general subsurface conditions of the proposed Lot 2 and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”; and
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”.

We understand that the proposed subdivision of the property will allocate all existing structures to be contained within Lot 1, with the proposed Lot 2 being the vacant balance.

It should be noted that the wastewater disposal component of this report is a preliminary assessment for subdivision approval only, and that a site-specific wastewater disposal design for the proposed new Lot 2 will be required by the developers/owners once the actual location and size of residential development is known.

A site plan was provided, prepared by Woolcott Land Services showing the proposed lot layout, Job Number L200732, Sheet 1/1, dated 21/05/25.

We understand that proposed Lot 2 will be 1,253m² in size.

2 FIELD INVESTIGATION

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

Insitu vane shear strength tests were conducted in the clay layers encountered in the investigation, with samples of these soils being obtained for subsequent laboratory testing.

The results of the field and laboratory tests are shown on the borehole logs.

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

3 SITE CONDITIONS

Proposed Lot 1 is currently developed with an existing dwelling; the area of proposed Lot 2 is currently undeveloped. The existing dwelling has a connection to the

reticulated sewer infrastructure. The ground surface within the proposed Lot 2 is generally near level with a cover of low grass and several small shrubs.

Plate 1: View of site looking to the west, 26/06/2025.

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is located on Paleogene to Neogene period sediments, with this being generally confirmed by our field investigation.

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

The investigation indicated that the soil profile varied slightly across the site.

Borehole BH1 encountered clayey silt fill to a depth of 0.4m, overlying clayey silt to a depth of 1.2m, underlain by silty clay to the investigated depth of 2.0m. Borehole BH2 and BH4 encountered sandy silt topsoil to depths of 0.2m, overlying sandy to gravelly silt to depths of 0.6m to 1.0m, underlain by silty clay to the investigated depths of 2.0m. Borehole BH3 encountered gravelly silt topsoil to a depth of 0.2m, overlying gravelly silt to a depth of 0.8m, underlain by clayey silt and silty clay to the investigated depth of 2.0m.

Borehole BH4 encountered groundwater seepage at the depth of 0.55m.

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

4 EFFLUENT DISPOSAL

4.1 Permeability of Soil and Soil Classification

Based on the general findings of the borehole investigation, the soil condition at the site has been classified as follows:

- Texture – Light Clay (Table E1 from AS1547-2012);
- Structure – Moderately Structured (Table E4 from AS/NZS1547-2012); and
- Category – 5 (Table E1 from AS/NZS1547:2012).

For moderately structured Category 5 soils the indicative permeability from AS1547 Table L1 is 0.06-0.12m/day.

- Adopted Permeability – 0.06m/day.

4.2 Disposal and Treatment Method

The soil within the proposed effluent disposal area is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

As the site contains Category 5 soils that have a low permeability and due to the small area available for the disposal of wastewater, primary treated effluent (eg septic tank and absorption trenches) may not be suitable for disposal within these soils.

Therefore, based on the findings of the investigation and provided the setback distances are adhered to, this site assessment indicates that the proposed Lot 2 will only be suitable for the disposal of secondary treated effluent by way of a maintained Secondary Treatment System (STS) and a raised disposal bed within a timber sleeper retaining wall structure.

4.3 Setbacks

The minimum separation distance between the disposal area and downslope features is based on Appendix R from AS/NZS 1547:2012 “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 setbacks are required for secondary treated effluent on gentle slopes:

- 15.0m from downslope sensitive features such as watercourses;
- 1.5m from property boundaries; and
- 3.0m from buildings.

4.4 Example of Minimum System Requirements

About 180m^2 (90m^2 for the effluent disposal area and 90m^2 as a reserve area) would be required for an STS and sub-surface irrigation system to support a standard 4-bedroom dwelling on reticulated water within the assessed area of the site.

4.5 Conclusions

The proposed new Lot 2 will be 1,253m² in size, however, once the area required for a dwelling and driveway has been subtracted, it is assessed that there will only be 432m² available. Therefore, the site will only be suitable for the disposal of domestic effluent by way of an STS and a raised disposal bed.

5 SITE CLASSIFICATION

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

CLASS H1 (AS 2870)

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

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

6 FOUNDATIONS

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

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

Clayey SILT (MH) – high plasticity, brown mottled grey

encountered beneath the fill, below 0.4m from the existing ground surface

and

Sandy SILT (ML) – low plasticity, pale brown

encountered below 0.2m from the existing ground surface

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

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

If groundwater is encountered in site or footing excavations, it is recommended that subsoil drains are installed discharging to the stormwater system.

If rock is encountered in site or footing excavations, then it is recommended that all footings are founded uniformly to rock.

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not

permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

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

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

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

7 WIND CLASSIFICATION

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

WIND CLASSIFICATION N3 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC 2.5	NS	T3

8 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. (2012). *AS/NZS 1547 On-site Domestic Wastewater Management.* Sydney: SAI Global Limited.

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

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: 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

GEOTON Pty Ltd				Client:	MR RICHARD REED
				Project:	2 WEBSTER STREET WESTBURY
Date	21/07/2025	Drawn	TL		
Scale	As Shown	Approved	TB	Title:	LOCALITY PLAN
Original size	A3	Rev		Project no: GL25355A	Drawing no. 1

Appendix A

Borehole Logs

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH1

Client : Mr Richard Reed
Project : Preliminary On-site Wastewater Assessment and Site Classification
Location : 2 Webster Street, Westbury

Easting : 487470.14
Northing : -4597029.53
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25355A
Logged : TL
Logged Date : 26/06/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm					0.25		.	FILL - Clayey SILT - low plasticity, dark grey, trace fine gravel, trace fine grained sand	M	St	FILL
				120	0.50		MH	Clayey SILT - high plasticity, brown mottled grey,	M	St	NATURAL
			D		0.75						
				114	1						
					1.25		CH	Silty CLAY - high plasticity, yellow brown mottled grey,	M	VSt	
					1.50						
					1.75						
				>140							
								BH1 Terminated at 2 m			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH2

Client : Mr Richard Reed
Project : Preliminary On-site Wastewater Assessment and Site Classification
Location : 2 Webster Street, Westbury

Easting : 487443.33
Northing : -4597070.24
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25355A
Logged : TL
Logged Date : 26/06/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm					0.25		ML	TOPSOIL - Sandy SILT - non plastic, dark brown, medium grained sand,	M-D	MD	
				R	0.50		ML	Sandy SILT - non plastic, pale brown, medium grained sand, with medium to coarse gravel,	M-D	MD	
					0.75						
					1		CH	Silty CLAY - high plasticity, brown,	M	VSt	
				>140	1.25						
			D (%) LL=88 PL=35 PI=53 LS=18.5		1.50		CH	becoming pale grey,	M	VSt	
					1.75			**BH2 Terminated at 2 m**			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH3

Client : Mr Richard Reed
Project : Preliminary On-site Wastewater Assessment and Site Classification
Location : 2 Webster Street, Westbury

Easting : 487459.94
Northing : -4597044.19
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25355A
Logged : TL
Logged Date : 26/06/2025
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 - Gravelly SILT - non plastic, grey, medium sub-rounded	W-M	MD	
					0.50		ML	Gravelly SILT - non plastic, pale grey, medium sub-rounded	W-M	MD	
					0.75						
					1		MH	Clayey SILT - high plasticity, red brown,	M	St	
					1.25		CH	Silty CLAY - high plasticity, pale grey,	M	VSt	
					1.50						
					1.75						
								BH3 Terminated at 2 m			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH4

Client : Mr Richard Reed
Project : Preliminary On-site Wastewater Assessment and Site Classification
Location : 2 Webster Street, Westbury

Easting : 487428.84
Northing : -4597065.41
Elevation : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25355A
Logged : TL
Logged Date : 26/06/2025
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		SM	TOPSOIL - Sandy SILT - low plasticity to non plastic, dark brown, fine grained sand,	M	MD	
							ML	Sandy SILT - low plasticity, brown, medium grained sand,	M	St	
					0.50		ML	Gravelly SILT - low plasticity, pale grey, medium sub-rounded	W-M	St	
					0.75		CH	Silty CLAY - high plasticity, brown,	W-M	VSt	
					1						
					1.25						
					1.50						
					1.75						
								BH4 Terminated at 2 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

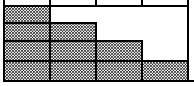
METHOD – EXCAVATION

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

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

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

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

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Soil Description Explanation Sheet (1of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

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

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

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

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

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

TRANSPORTED SOILS

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

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Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

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

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

Appendix B

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Mr Richard Reed *Owner /Agent*

2 Webster Street *Address*

Westbury Tas 7303 *Suburb/postcode*

Qualified person details:

Qualified person: Tony Barriera - Geoton Pty. Ltd.

Address: PO Box 522 Phone No: 03 6326 5001

Prospect Tas 7250 Fax No:

Licence No: CC6220 P Email address: tbarriera@geoton.com.au

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

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

Speciality area of expertise: Geotechnical Engineering

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

Details of work:

Address: 2 Webster Street Lot No: 1

Westbury Tas 7303 Certificate of title No: 134912/1

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

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

Certificate details:

Certificate type: Foundation Site Classification – AS2870

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

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

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

or

a building, temporary structure or plumbing installation: X

In issuing this certificate the following matters are relevant –

Documents:	Geoton Pty Ltd, Report Reference No. GL25355Ab, dated 21/07/2025
Relevant calculations:	Refer to report
References:	AS 2870 – 2011 Residential Slabs and Footings Construction AS 4055 – 2021 Wind Loads for Housing CSIRO Building Technical File 18

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

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

Scope and/or Limitations

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

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GL25355Ab	21/07/2025

August 2025

BUSHFIRE EXEMPTION

insufficient increase in risk (BAL LOW)

2 LOT SUBDIVISION

2 Webster Street, Westbury

Woolcott LAND SERVICES

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

Job Number: L200732

Prepared by: Geoff McGregor (geoff@woolcott.au)
Bushfire Hazard Practitioner BFP-176

Rev.no	Description	Date
1	Final	08/08/2025

References

Director's Determination - Bushfire Hazard Areas - 2024 v1.2.

AS 3959:2018 Construction of buildings in bushfore prone areas, s.l.: Standards Australia Limited 2018.

Tasmanian Planning Commission, 2024. *Tasmanian Planning Scheme - State Planning Provisions,* s.l.: Tasmanian Planning Commission.

Bushfire Prone Areas Advisory Notes No 01 – 2014:

The referenced documents were referred to in the preparation of and should be read in connection with this report.

Prepared by
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Executive Summary

This report has been undertaken for Kim Rosendale for the purpose of a 2-lot subdivision at 2 Webster Street in Westbury. The subdivision will consist of creating two lots from the existing single title, Lot 1 containing the existing dwelling with lot 2 being vacant for future residential use. The site falls within the Bushfire-prone areas overlay of the Tasmanian Planning Scheme – Meander Valley Local Provisions.

Signed

Author: Geoff McGregor

Accreditation No: BFP 176

DISCLAIMER

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other then what has been specifically provided for in the certified plans attached. Woolcott Land Services accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report does not guarantee that buildings will survive in the event of a bushfire. If characteristics of the property change or are altered from those which have been identified, the exempt classification may be different to that which has been identified in this report. In this event the report is considered to be void.

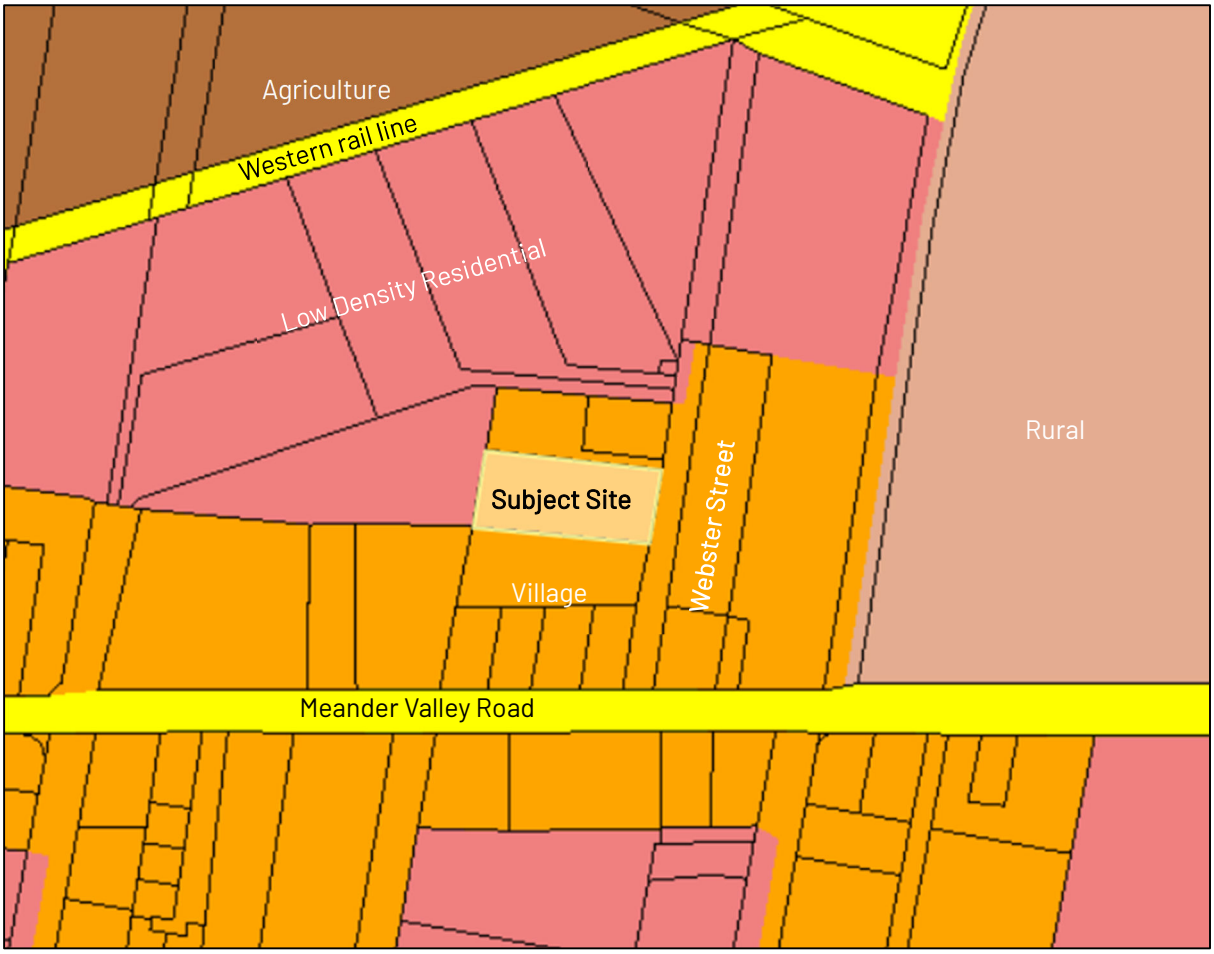
Site Details

Address	2 Webster Street, Westbury TAS 7303
Property ID	2011424
Title	134912/1
Property Owners	Kim Rosendale
Planning Authority	Meander Valley Council
Planning Scheme	Tasmanian Planning Scheme – Meander Valley
Access	Existing access from Webster Street
Zone	Village
Identified on a Bushfire Overlay Map	Yes
Proposal	2 Lot Subdivision
Existing development	Existing single dwelling
Water Supply	Reticulated water supply

Site Description

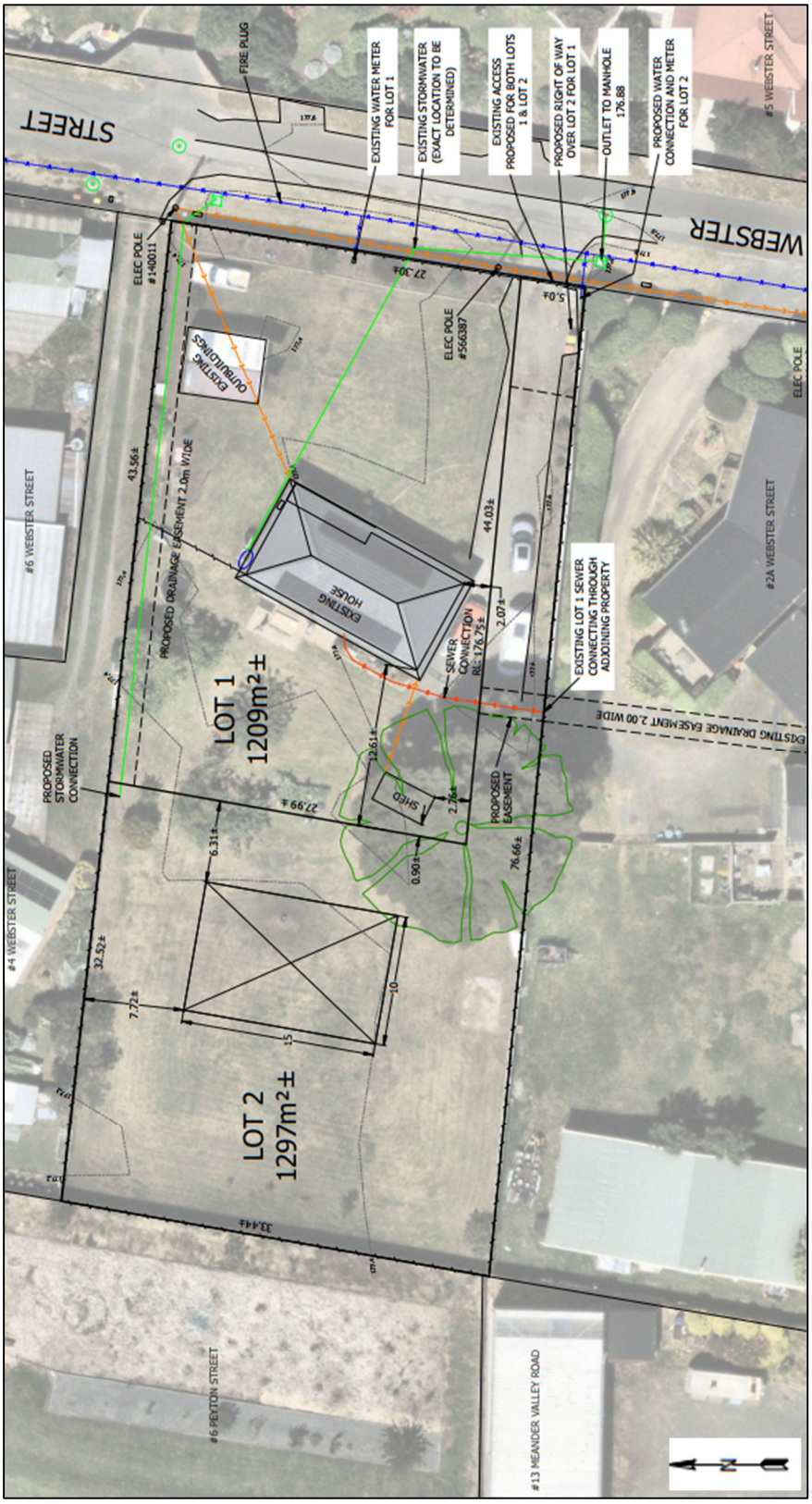
The subject title has a total area of 2473m2 +- and is located on Webster Street, just off Meander Valley Road. The site contains an existing dwelling; it is surrounded by residential lots with dwellings.

The site is zoned Village.



Proposal

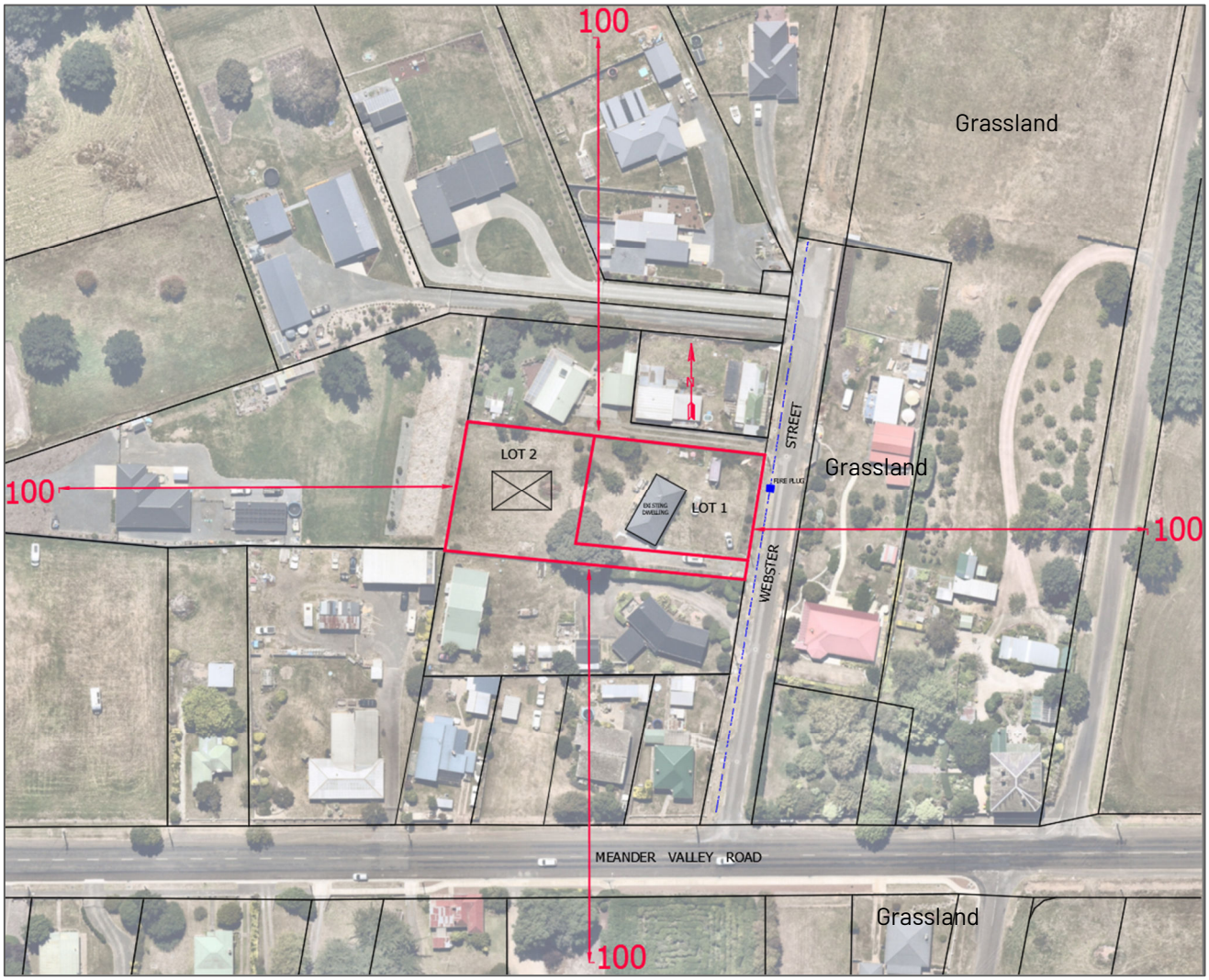
It is proposed to subdivide the single title into 2 lots, an extract from the 2 lot proposal plan is shown below:



Bushfire Hazard Assessment

Site assessment

Although the site is within the Bushfire-prone areas overlay the site has been asset as BAL LOW the reason for this assessment is based on the following. A site visit was conducted on the 8th July 2025 with the only identified bushfire prone vegetation within 100m of the site being grassland to the northeast measured at 70m, In accordance with Table 2.6 of AS3959:2018, grassland that is over 50m from a site results in a classification of BAL LOW, as the site is over 50m from the grassland, the classification of BAL LOW can be applied. the remaining surrounding lands are classified as managed, these lands contain residential dwellings



4.3 Site photos

Figure 8 Looking north at the end of Webster Street

Figure 9 Existing house on Lot 1

Figure 10 Looking west from existing access over Lot 2

Figure 11 looking over the managed land west of the site

Figure 12 looking over the managed land south of the site

Figure 13 Looking south down Webster Street

Access

The site will retain the existing access off Webster Street. Property access is not required for a fire appliance to access a firefighting water point. There are no specified design and construction requirements.

Fire Fighting water supply

Reticulated water supply for firefighting is provided by the existing fire hydrant located outside the lot. This hydrant will provide coverage < 120m to the furthest element of the existing dwelling and a proposed dwelling on lot 2, measured as a hose lay. Carriageway of the public road will serve as a hardstand.

Justification for insufficient increase in risk.

Although the site is within the Bushfire-prone areas overlay, the site and the immediate surrounding lands are residential lots containing dwellings, these lands have all been assessed as managed.

There is an insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures. BAL LOW can be achieved without the need for a hazard management area. The existing access and reticulated water supply achieve the same outcome as the Directors Determination requirements without requiring anything to be implemented as part of the development, further reducing any bushfire risk, therefore suitable for an exemption under clause C13.6.1 of the Bushfire Prone Areas Code.

Annexure 2 – Subdivision Proposal Plan

Annexure 3 – Planning Certificate

#4 WEBSTER STREET

#6 WEBSTER STREET

STREET

PROPOSED STORMWATER CONNECTION

32.52±

7.72±

43.56±

ELEC POLE #140011

PROPOSED DRAINAGE EASEMENT 2.0m WIDE

EXISTING OUTBUILDINGS

#6 PEYTON STREET

LOT 2
1297m²±

6.31±

LOT 1
1209m²±

FIRE PLUG

33.44±

15

27.99 ±

EXISTING HOUSE

12.61±

10

SHED

0.90±

2.76±

SEWER CONNECTION RL: 176.75±

EXISTING WATER METER FOR LOT 1

27.30±

EXISTING STORMWATER (EXACT LOCATION TO BE DETERMINED)

ELEC POLE #566387

44.03±

2.07±

PROPOSED EASEMENT

EXISTING ACCESS PROPOSED FOR BOTH LOTS 1 & LOT 2

76.66±

#13 MEANDER VALLEY ROAD

5.0±

PROPOSED RIGHT OF WAY OVER LOT 2 FOR LOT 1

EXISTING LOT 1 SEWER CONNECTING THROUGH ADJOINING PROPERTY

OUTLET TO MANHOLE 176.88

PROPOSED WATER CONNECTION AND METER FOR LOT 2

EXISTING DRAINAGE EASEMENT 2.00 WIDE

WEBSTER

#2A WEBSTER STREET

#5 WEBSTER STREET

ELEC POLE #140014

EXISTING DRAINAGE EASEMENT 3.00 WIDE

SEWER MAIN

SEWER PUMP STATION

Notes:
- VERTICAL DATUM IS BASED ON AHD'83 PER SPM 174/11.
- COORDINATES ARE PLANE AND REFERENCED TO MGA2020 AT SPM 174/11.
- CONTOUR INTERVAL IS 0.2m.
- BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP.134911; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

PROPOSED 2 LOT SUBDIVISION

2 WEBSTER STREET, WESTBURY 7303
C.T.134912/1

N

Woolcott LAND SERVICES
10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Email: enquiries@woolcott.au

Job Number L200732

Drawn	File name	Date	Scale	Edition	Sheet
EGB	L200732_PropPlan_310725_v2.1.dwg	31/07/25	1:300@A3	v2.1	1/1

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:	2 WEBSTER ST, WESTBURY 7303
Certificate of Title / PID:	CT. 134912/1. PID 2011424

2. Proposed Use or Development

Description of proposed Use and Development:	2 lot subdivision
Applicable Planning Scheme:	Tasmanian Planning Scheme – Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Exemption	Woolcott Land Services	08/08/2025	1
Proposed 2 Lot Subdivision	Woolcott Land Services	21/07/2025	2.1

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

4. Nature of Certificate

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

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

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name:	Geoff McGregor	**Phone No:**	0409 800 387
Postal Address:	PO BOX 593, Mowbray, Tas, 7248	**Email Address:**	geoff@woolcott.au
Accreditation No:	BFP – 176	**Scope:**	1, 2, 3B.

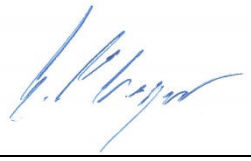
6. Certification

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

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

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

Signed:
certifier



Name: Geoff McGregor **Date:** 06/08/2025

Certificate Number: L200732

(for Practitioner Use only)