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:	**The Shed Company Launceston - PA\26\0109**
PROPERTY ADDRESS:	**40 Veterans Row WESTBURY (CT: 188377/2)**
DEVELOPMENT:	**Single dwelling & Residential outbuilding - setback, driveway.**

The application can be inspected until **Monday, 15 December 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 29 November 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: 40 Veterans Row | Certificate of Title: 188377

Suburb: Westbury Tas | 7303 | Lot No: 2

Land area: 5098m2 m^2 / *ha*

Present use of land/building: vacant land *(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):* $ 120,000 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: New Prefabrictaed shed, auxiliary dwelling and concrete slab

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

New floor area: 180 m^2 New building height: 5.5 m

Materials: External walls: steel Colour: monument

Roof cladding: steel Colour: monument

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

TORRENS TITLE

VOLUME	FOLIO
188377	2
EDITION	**DATE OF ISSUE**
3	13-Oct-2025
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

Town of WESTBURY
Lot 2 on Sealed Plan 188377
Derivation : Part of Lot 70, 5 Acres (Sec. C6) Gtd. to Catherine Craven
Prior CT 221218/70

SCHEDULE 1

N275394 TRANSFER to CORNELIS PIETER DEKKER and CHANDELL EMMA DEKKER Registered 13-Oct-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

PRIORITY FINAL PLAN

OWNER:
SHANNON RENEE BARWICK

FOLIO REFERENCE:
221218-70

GRANTEE:
WHOLE OF LOT 70, 5 ACRES
GTD TO CATHERINE CRAVEN

PLAN OF SURVEY

COHEN & ASSOCIATES PTY LTD, LAUNCESTON

BY SURVEYOR: S.P. VERBEETEN

LOCATION: TOWN OF WESTBURY SECTION C6

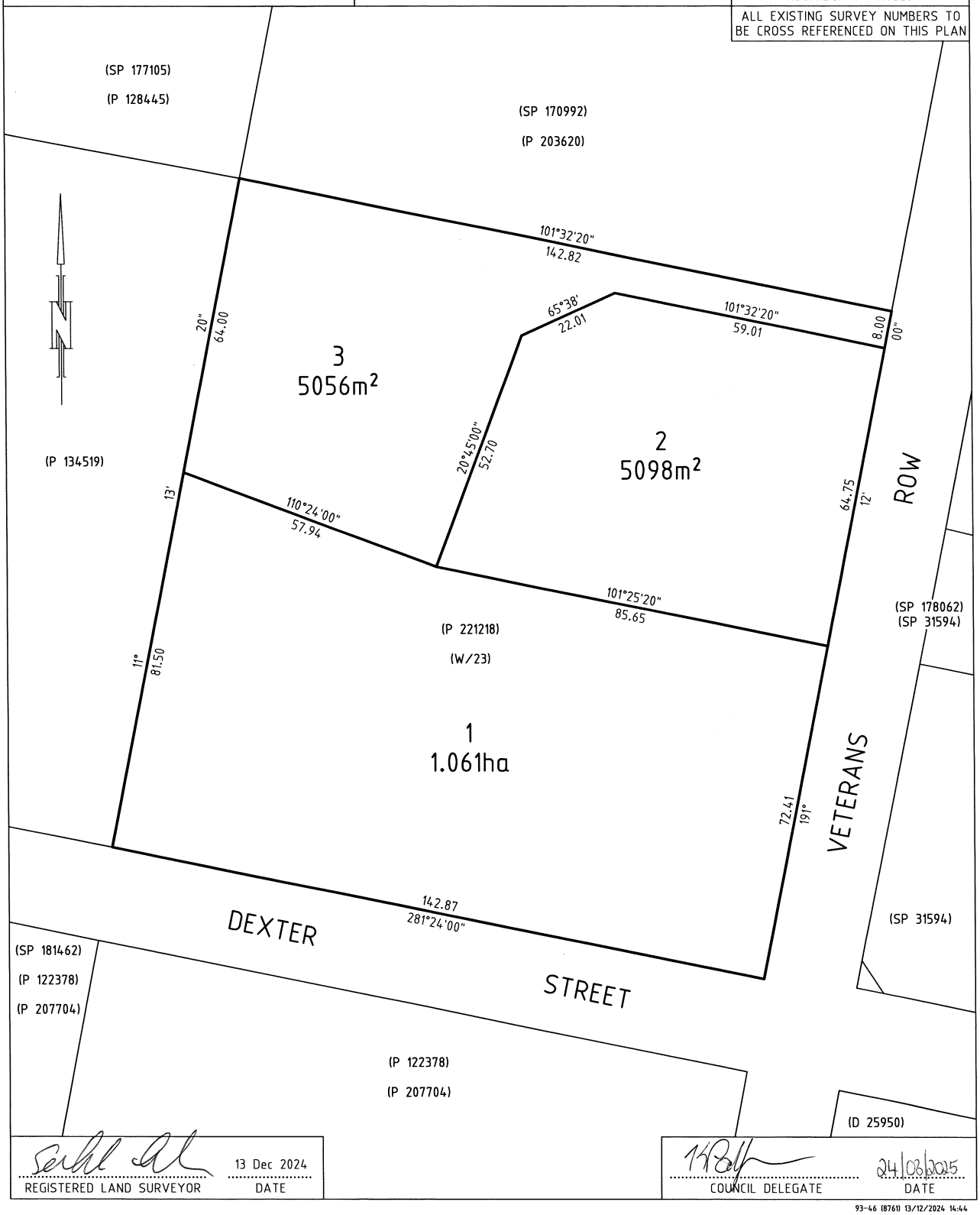
SCALE 1 : 750 LENGTHS IN METRES

REGISTERED NUMBER
SP188377

APPROVED
EFFECTIVE FROM - 1 MAY 2025

RECORDER OF TITLES

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



13 Dec 2024
REGISTERED LAND SURVEYOR DATE

COUNCIL DELEGATE 24/03/2025 DATE

93-46 (8761) 13/12/2024 14:44

GENERAL PROJECT NOTES

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS CONSTRUCTION STANDARDS

ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS

REQUIREMENTS OF SCHEDULE 1

DESIGNER : D. Cooper #300139920
PROJECT ADDRESS : Lot 2 #40 Veterans Row, Westbury, TAS, 7303
CLIENT NAME : Ken & Chandell Dekker
TITLE REF : SP188377
FLOOR AREA : 172.8m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : H1
CLIMATE ZONE : 7
BAL LEVEL : N/A
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:

ARCHITECTURAL DRAWINGS - PAGE 01 - 03
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35.

PROPOSED DWELLING for Ken & Chandell Dekker Lot 2 #40 Veterans Row, Westbury, TAS, 7303

LIST OF SHEETS

REV:	AMENDMENT:	INI:	DATE:
3	Amendment	ER	19.11.25
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USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

PROPOSED DWELLING for Ken & Chandell Dekker

Lot 2 #40 Veterans Row, Westbury, TAS, 7303

TITLE SHEET

DATE: **19/11/2025**
BUILDING APPROVAL
JOB NUMBER: **RP2554**
SHEET NUMBER: **1 of 8**
REVISION: **3**

N

LOT NUMBER:	**2**
PLAN NO:	**SP188377**
SITE AREA:	**5,098m²**
DESIGN BASE :	**Custom**
LOCAL AUTHORITY:	**West Tamar**

NOTE:
NOT TO SCALE

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3	Amendment	ER	19.11.25

DWELLING
for Ken & Chandell Dekker

Lot 2 #40 Veterans Row, Westbury, TAS, 7303

LOCALITY PLAN

DATE: **19/11/2025**

CONSTRUCTION REVISION: **2**

JOB NUMBER: **RP2554**

SHEET NUMBER: **2 of 8**

LOT NUMBER:	**2**
PLAN NO:	**SP188377**
SITE AREA:	**5,098m²**
DESIGN BASE :	**Custom**
LOCAL AUTHORITY:	**West Tamar**

N

NOTES

THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION. ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM CREEK TO COAST DESIGNS.

SET OUT NOTES

THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES

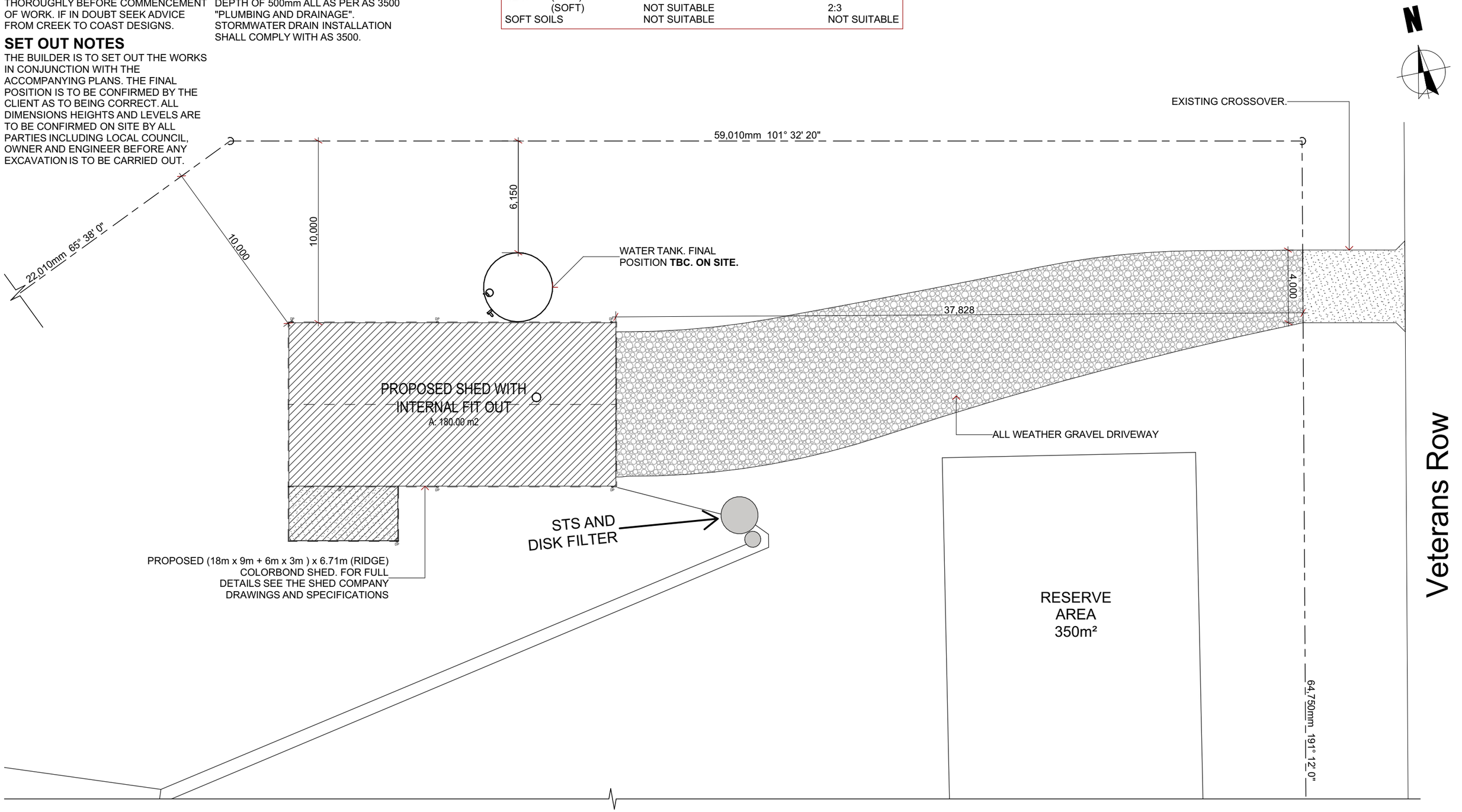
ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED. ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE". STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

NOTE: UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:L

SOIL TYPE		COMPACTED FILL	CUT
STABLE ROCK		2:3	8:1
SAND		1:2	1:2
SILT		1:4	1:4
CLAY	(FIRM)	1:2	8:1
	(SOFT)	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

NOTE:
SHED POSITION **TBC.** ON SITE BY BUILDER

BUSHFIRE NOTE:
This allotment has been assessed to have a
Bush Fire Attack Level (BAL) 19



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PROPOSED DWELLING for Ken & Chandell Dekker

Lot 2 #40 Veterans Row, Westbury, TAS, 7303

SITE PLAN

DATE: **19/11/2025**
BUILDING APPROVAL
REVISION: **3**
JOB NUMBER: **RP2554**
SHEET NUMBER: **3 of 8**

N

LOT NUMBER:	**2**
PLAN NO:	**SP188377**
SITE AREA:	**5,098m²**
DESIGN BASE :	**Custom**
LOCAL AUTHORITY:	**West Tamar**

GENERAL FLOOR PLAN NOTES

SHELVING
ROBE X 1 SHELF & RAIL UNO
BROOM X 1 SHELF UNO
LINEN X 4 SHELF UNO
STORE X 4 SHELF UNO
PANTRY X 4 SHELF UNO
ALL SHELVING 450mm WIDE UNO.
DENOTES BULKHEAD.

ALL SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH NCC VOL2, PART 9.5 SMOKE ALARMS, H3D6 AND AS3786-2023,SMOKE ALARMS AND STATE & TERRITORY LEGISLATIONS.

WALL SARKING MATERIAL TO COMPLY WITH AS4200.1 AND NCC VOLUME 2 PART 10.8.1 AND H4D9. BE INSTALLED IN ACCORDANCE WITH AS4200.2.

TERMITE PROTECTION TO COMPLY WITH AS3660.1-2014 AND NCC VOL2 H1D3
PART A PRE SLAB AND SUB-FLOOR PROTECTION
• PVC COLLARS TO ALL SERVICE PENETRATIONS
PART B - PERIMETER PROTECTION
• 75mm SLAB EDGE EXPOSURE - VERTICAL SLAB EDGE.

ALL MECHANICAL VENTILATION DUCTED TO EXTERNAL IN ACCORDANCE AS1668.2 AND NCC VOLUME 2. H4P5 VENTILATION.
RATE NOT LESS THAN 25L/s FOR BATHROOMS AND 50L/s FOR RANGEHOODS.

ALL GLAZING MUST COMPLY WITH AS1288-2021, AS2047-2014 & NCC VOLUME 2 PART'S 8.3 AND 8.4 AND H1D8.

WET AREAS MUST BE WATERPROOFED IN ACCORDANCE WITH AS3740-2021 AND NCC VOLUME 2 PART 3.8.1.2.

WC DOORS ARE TO BE PROVIDED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOLUME 2 PART 10.4.2.

ADDITIONAL NOGGINGS PROVIDED AT:
780 mm FOR TOILET ROLL HOLDERS
980 mm FOR TOWEL RAILS
980 mm FOR TOWEL RINGS.

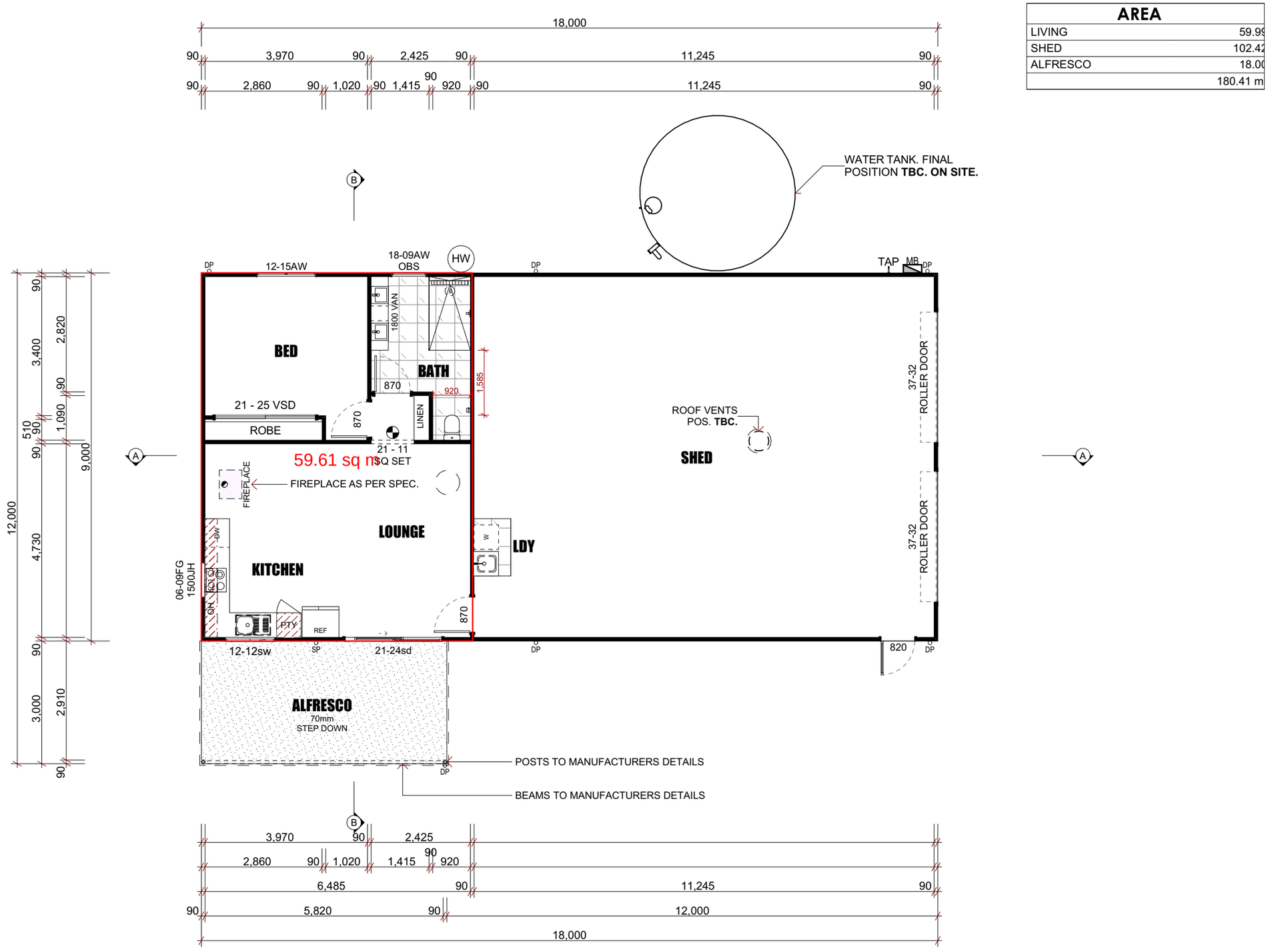
REFER TO ENGINEERING DRAWINGS FOR STRUCTURAL DESIGN, FOOTING, SLAB, TRUSS, SET DOWNS, TIE DOWN, BRACING, RETAINING WALLS AND ALL STRUCTURAL DETAILS.

ADDITIONAL DUCTS, VOIDS & BULKHEADS MAY BE REQUIRED FOR SERVICES.

ELEVATIONS

B
C A
D

AREA	
LIVING	59.99
SHED	102.42
ALFRESCO	18.00
	180.41 m



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PROPOSED DWELLING for Ken & Chandell Dekker

Lot 2 #40 Veterans Row, Westbury, TAS, 7303

FLOOR PLAN

DATE: **19/11/2025**
BUILDING APPROVAL
JOB NUMBER: **RP2554**
SHEET NUMBER: **4 of 8**
REVISION: **3**

N

LOT NUMBER: **2**
PLAN NO: **SP188377**
SITE AREA: **5,098m²**
DESIGN BASE : **Custom**
LOCAL AUTHORITY: **West Tamar**

GENERAL ELEVATION NOTES

ALL GLASS & GLAZING MUST COMPLY WITH AS1288-2021, AS2047-2014 & NCC VOLUME 2 PART'S 8.3 AND 8.4 AND H1D8. GLASS IN BUILDINGS - SELECTION AND INSTALLATION.

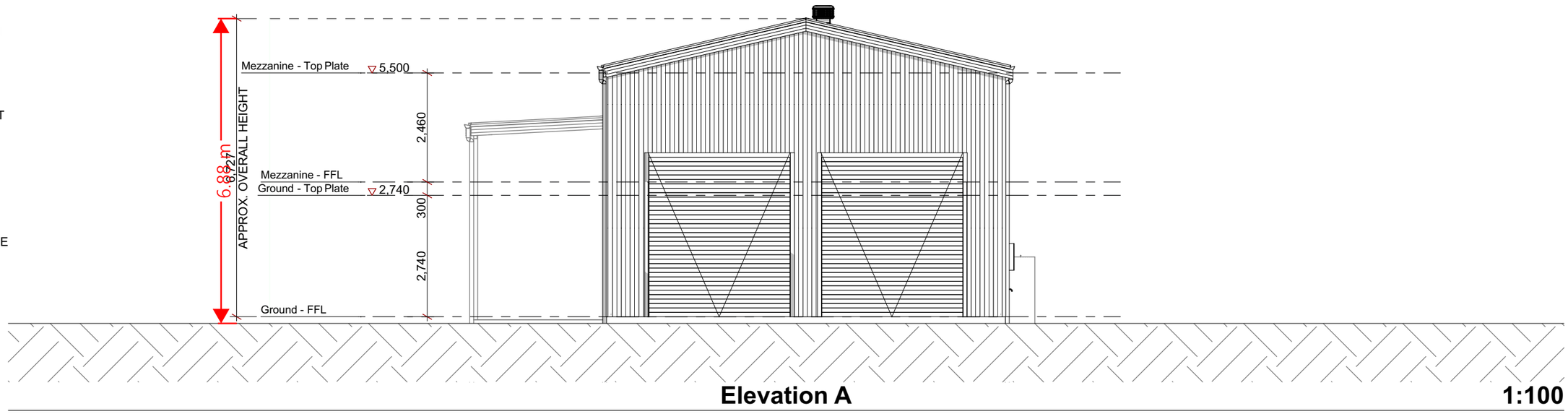
ALL STAIRS TO BE IN ACCORDANCE WITH NCC VOLUME 2, PART 11.2.

BALUSTRADE TO BE MINIMUM 1000MM ABOVE FFL WITH NO OPENINGS GREATER THAN 124MM IN ACCORDANCE WITH NCC VOL2, PART 11.3.

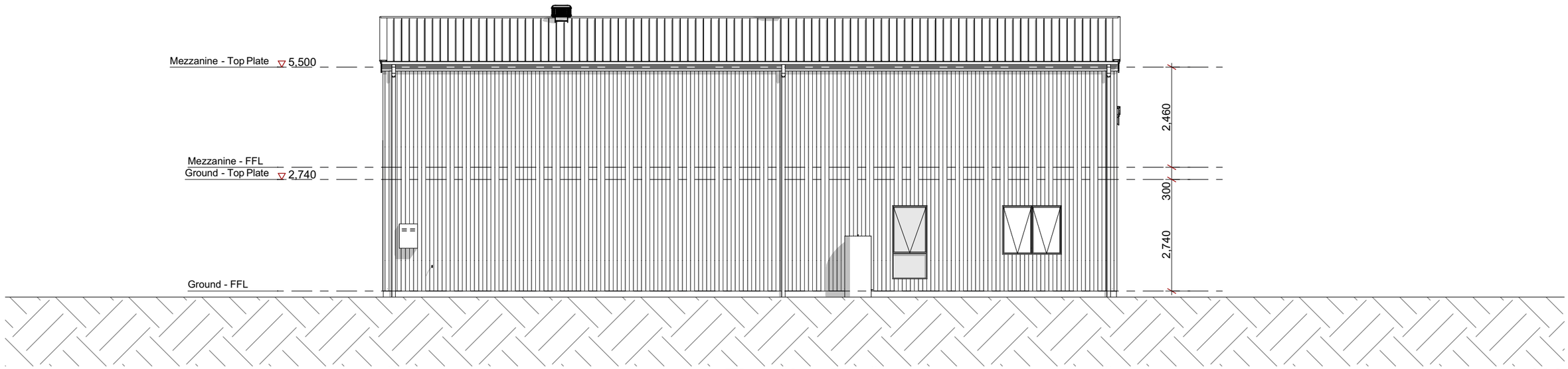
40mm ALLOWANCE TO CEILING HEIGHT FOR CEILING BATTENS & PLASTERBOARD.

WEATHERPROOF GYPROCK CEILING PROVIDED TO EXTERNAL CEILINGS (ALFRESCO & PORCH ONLY, UNO).

UPPER FLOOR WINDOWS TO COMPLY WITH REQUIREMENTS OF NCC VOLUME 2, PART 11.3.7, 11.3.8 INCLUDING WINDOWS MARKED 'RESTRICT' , 'SCREEN' OR 'LOCK'



Elevation A **1:100**



Elevation B **1:100**

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PROPOSED DWELLING
for Ken & Chandell Dekker

Lot 2 #40 Veterans Row, Westbury, TAS, 7303

ELEVATIONS A & B

DATE: **19/11/2025**
BUILDING APPROVAL
REVISION: **3**
JOB NUMBER: **RP2554**
SHEET NUMBER: **5 of 8**

N

LOT NUMBER:	**2**
PLAN NO:	**SP188377**
SITE AREA:	**5,098m²**
DESIGN BASE :	**Custom**
LOCAL AUTHORITY:	**West Tamar**

GENERAL ELEVATION NOTES

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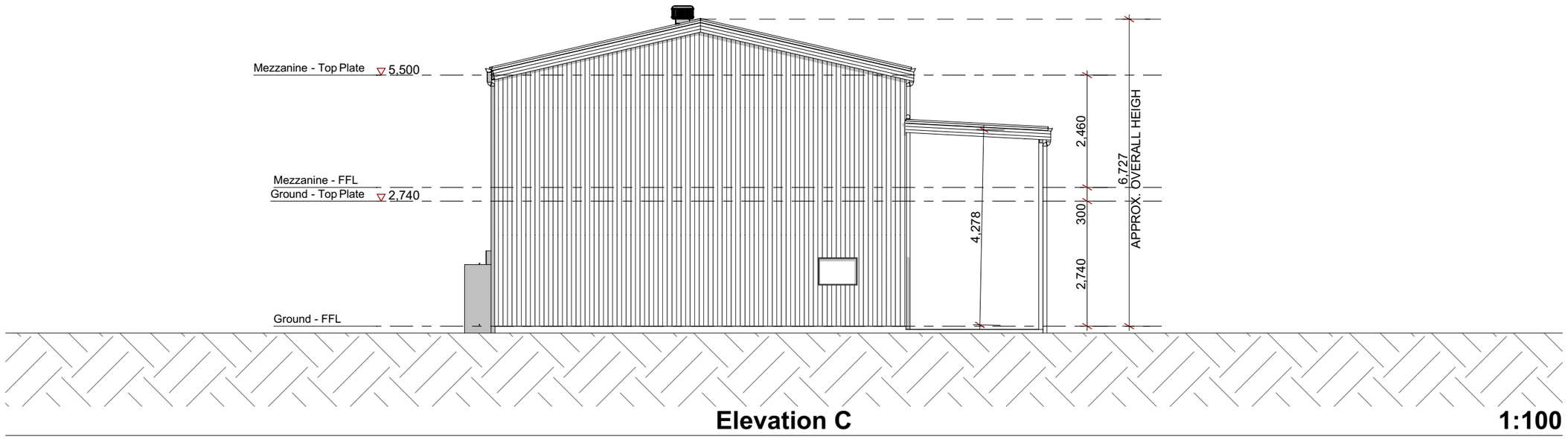
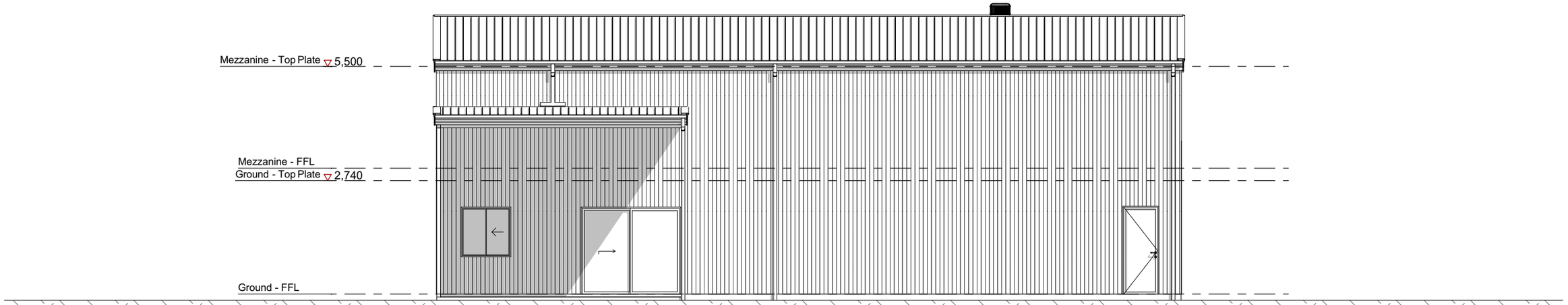


Elevation C **1:100**



Elevation D **1:100**

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PROPOSED DWELLING for Ken & Chandell Dekker

Lot 2 #40 Veterans Row, Westbury, TAS, 7303

ELEVATIONS C & D

DATE: **19/11/2025**

BUILDING APPROVAL

REVISION: **3**

JOB NUMBER: **RP2554**

SHEET NUMBER: **6 of 8**

N

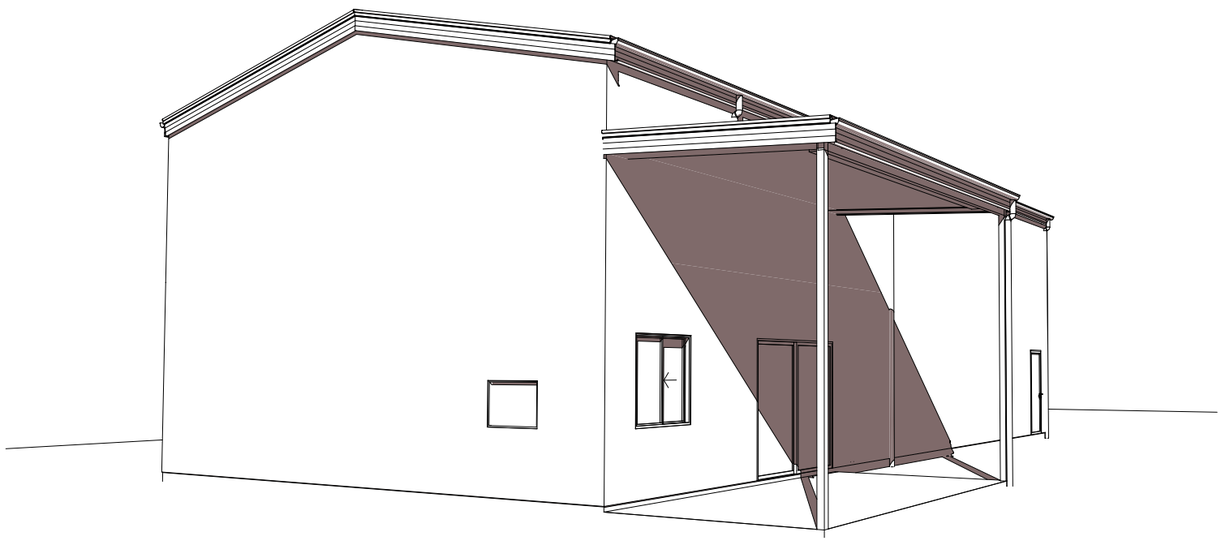
LOT NUMBER:	**2**
PLAN NO:	**SP188377**
SITE AREA:	**5,098m²**
DESIGN BASE :	**Custom**
LOCAL AUTHORITY:	**West Tamar**

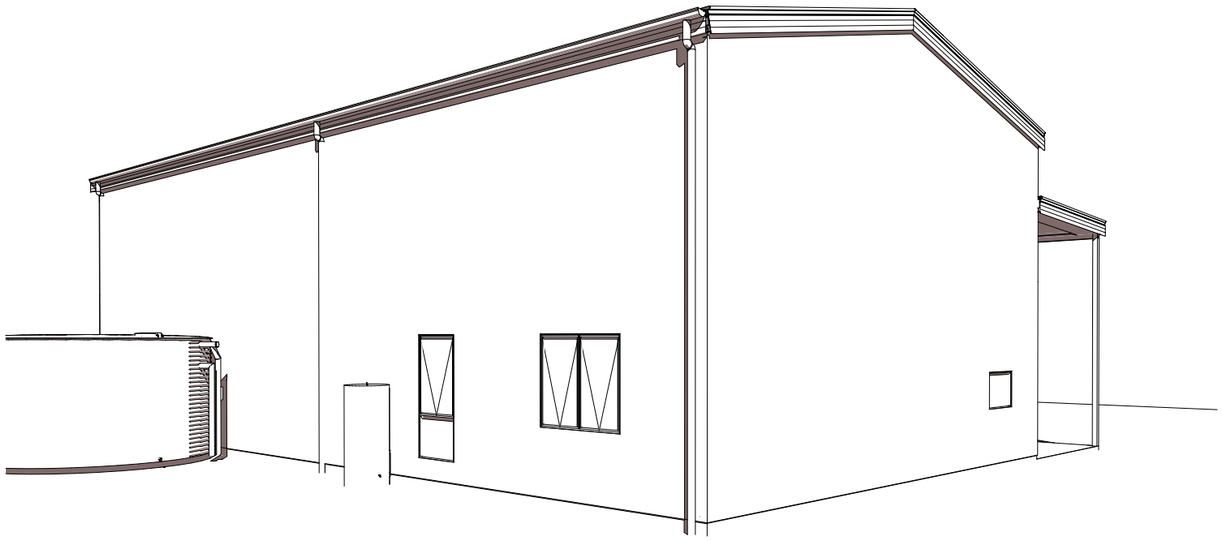
GENERAL PERSPECTIVE NOTES

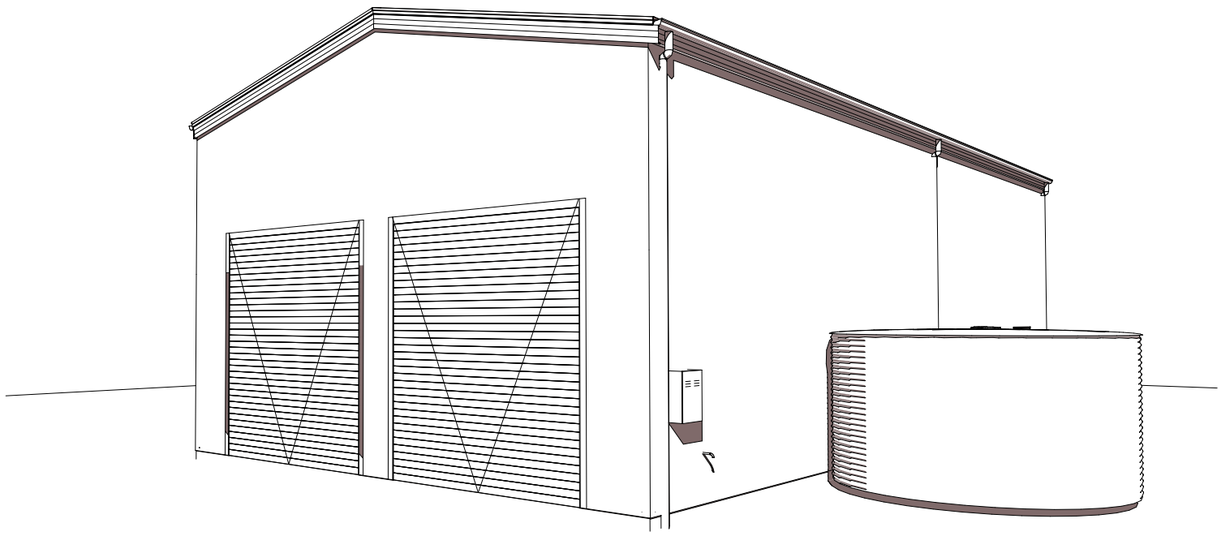
ALL ISOMETRIC, AXONOMETRIC DIMETRIC, TRIMETRIC PROJECTIONS AND PERSPECTIVE VIEWS ARE ADUMBRATIVE ONLY AND NOT FOR CONSTRUCTION. THEY DO NOT TAKE PRECEDENCE OVER DIMENSIONED CONSTRUCTION VIEWS. NOR DO THEY TAKE PRECEDENCE OVER ANY PRODUCTS THAT FORM PART OF THE BUILDERS SPECIFICATION AND CONTRACT.

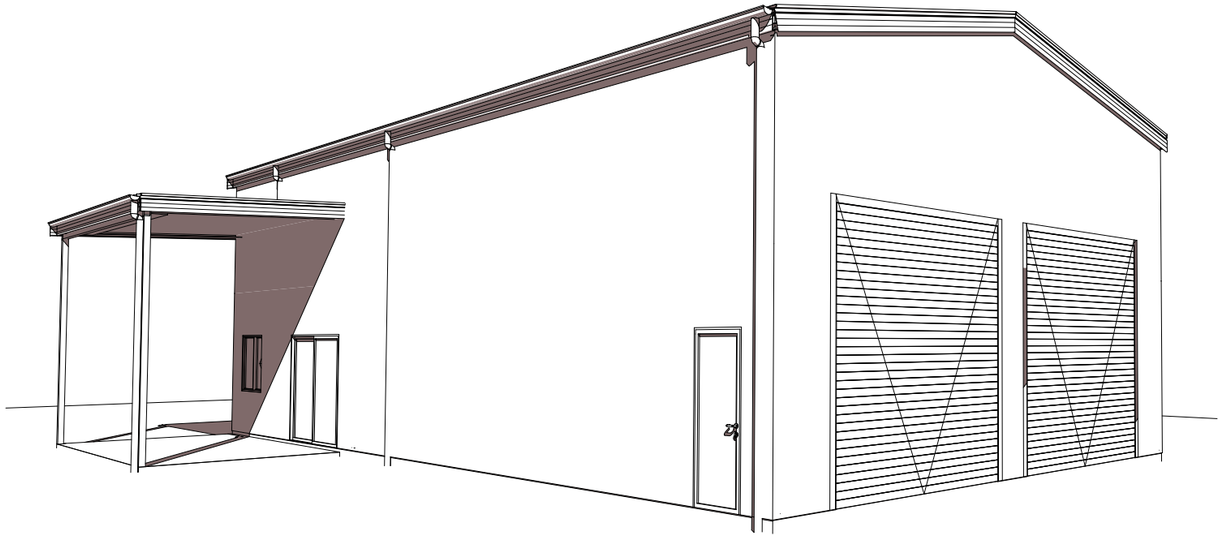
ALL FIXTURES, FITTINGS, APPLIANCES AND EQUIPMENT SHOWN ARE SYMBOLIC REPRESENTATIONS ONLY.

THE BUILDERS SPECIFICATION TAKES PRECIDENCE OVER ANY AND ALL PLANS AND DETAILS.









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PROPOSED DWELLING for Ken & Chandell Dekker

Lot 2 #40 Veterans Row, Westbury, TAS, 7303

PERSPECTIVES

DATE: **19/11/2025**

BUILDING APPROVAL

JOB NUMBER: **RP2554**

SHEET NUMBER: **7 of 8**

REVISION: **3**

N

LOT NUMBER:	**2**
PLAN NO:	**SP188377**
SITE AREA:	**5,098m²**
DESIGN BASE :	**Custom**
LOCAL AUTHORITY:	**West Tamar**

BAL – AS3959 – Construction Requirements

	BAL – LOW	BAL – 12.5	BAL – 19	BAL – 29	BAL – 40	BAL – FZ
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed, naturally, fire-resistant timber stumps or posts on 75mm metal stirrups	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS1530.8.1	Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/-/- or be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosed by external wall or protection of underside with non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30-minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL–19	External walls – Parts less than 400m above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6mm fibre content sheeting or steel sheeting or bushfire resisting timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 9mm fibre content sheeting or steel sheeting or be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	As for BAL-19 except that 4mm Grade A safety glass can be used in place of 5 mm toughened glass	Protected by bushfire shutter, completely screened with steel, bronze or aluminium mesh or 5mm toughened glass or glass blocks within 400mm of ground, deck etc. Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	Protected by bushfire shutter, completely screened with steel, bronze or aluminium mesh or 5mm toughened glass or glass with openable portion metal screened and frame of metal or metal reinforced PVC-U or bushfire resisting timber and portion within 400mm of ground level screened.	Protected by bushfire shutter or 5mm toughened glass. Openable portion screened with steel or bronze mesh.	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Protected by bushfire shutter or screened with steel bronze or aluminium mesh or glazed with 5mm toughened glass, non- combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resisting timber framed for 400mm above ground, decking, etc tight fitting with weather strips at base.	Protected by bushfire shutter or screened with steel bronze or aluminium mesh or non-combustible or 35mm solid timber for 400mm above threshold. Metal or bushfire resisting timber framed tight fitting with weather strips at base.	Protected by bushfire shutter, non-combustible or 35mm solid timber, metal framed tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL or -/30/-
ROOFS	No special construction requirements	As for BAL-19	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non- combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non- combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitter with non- combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAHS DECKS ETC	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special required for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element.	Enclosed sub –floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non- combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible

REV:	AMENDMENT:	INI:	DATE:
3	Amendment	ER	19.11.25
.	.	.	.
.	.	.	.
.	.	.	.

USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

PROPOSED DWELLING for Ken & Chandell Dekker

Lot 2 #40 Veterans Row, Westbury, TAS, 7303

BAL NOTES

DATE: **19/11/2025**

BUILDING APPROVAL

JOB NUMBER: **RP2554**

SHEET NUMBER: **8 of 8**

REVISION: **3**

N

LOT NUMBER: **2**

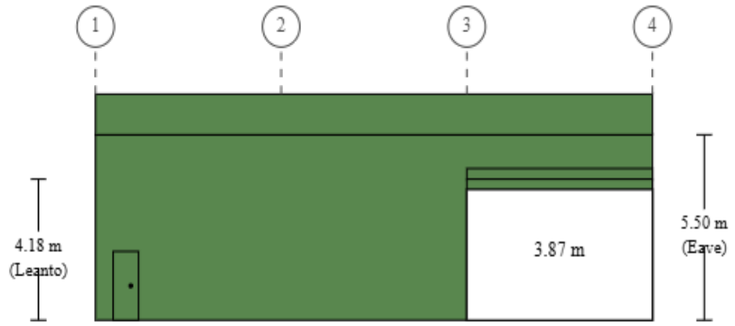
PLAN NO: **SP188377**

SITE AREA: **5,098m²**

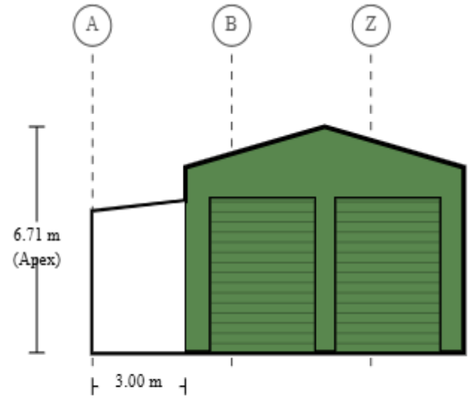
DESIGN BASE : **Custom**

LOCAL AUTHORITY: **West Tamar**

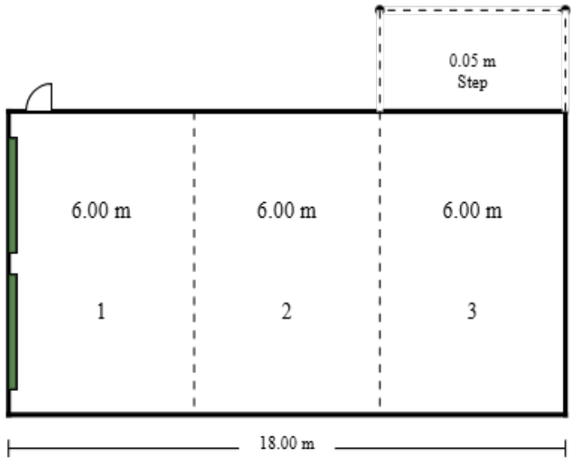
* Refer to general notes for possible additional thermal efficiency requirements.

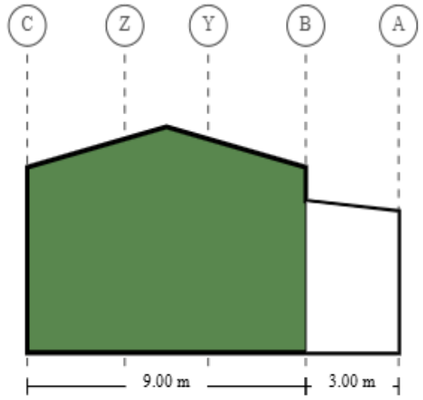


Left Side



Left End





Right End

Right Side

Purchaser Name: Ken & Chandell Dekker		**Layout** Not to Scale 	Seller: The Shed Company Launceston Name: Raymond Heald Phone: 03 9002 4272 Fax: Email: ray.heald@theshedcompany.com.au
Site Location: 42 Veterans Row Westbury TAS 7303 Australia			
Drawing # RAYHEAL2508001-1	Print Date: 04/08/2025		

GEOTON Pty Ltd
Geotechnical Consultants

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

10 October 2025

Reference No. GL25561Ab

The Shed Company
95 Bishopsbourne Road
CARRICK TAS 7291

Attention: Mr Ray Heald

Dear Sir

RE: Site Classification & On-site Wastewater Disposal Assessment and Design
Lot 2, 42 Veterans Row, Westbury

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Timothy Liew on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	10/10/2025	T Liew	S Shahandeh	Original

1 INTRODUCTION

A limited scope investigation has been conducted for The Shed Company at the site of a proposed residential development at Lot 2, 42 Veterans Row, Westbury.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”; and
- The suitability of the site for disposal of domestic wastewater and the design of an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management”.

Plans of the proposed development were provided, prepared by Creek To Coast Designs, job No. 7235, sheet No. s 1 to 8, revision No. 2, dated 12/09/2025.

It is understood that the proposed development is to comprise a 1-bedroom shed and a future 3-bedroom dwelling.

2 FIELD INVESTIGATION

The field investigation was conducted on 17 September 2025 and involved the drilling of 4 boreholes by 4WD mounted auger rig to the investigated depths of 1.8m to 2.0m.

In-situ vane shear strength tests were conducted in the clay layers encountered in the investigation.

The results of the field 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

The site is located to the west of Veterans Row and is currently undeveloped. The ground surface has a gentle fall towards the east. Vegetation across the site comprised a low cover of grass.

Plate 1: View of the site looking to the west 17/09/2025.

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

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

The investigation indicated that the soil profile is relatively uniform over the site. The boreholes encountered topsoil comprising clayey silt to the depths of 0.2m, overlying clayey silt to the depths of 0.5m to 0.7m, underlain by silty clay to the investigated depths of 1.8m to 2.0m.

Groundwater seepages were encountered in boreholes BH1, BH3 and BH4 with the depths measured at 0.3m to 0.4m, immediately after drilling.

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

An assessment of the plasticity characteristics of the materials encountered indicates that the clay soils at this site possess a high shrink/swell potential.

4 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 Foundations 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.

5 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:

Silty CLAY (CH) – high plasticity, orange brown

encountered <u>below 0.6m</u> from the existing ground surface

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

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

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.

6 WIND CLASSIFICATION

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

WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	NS	T0

7 EFFLUENT DISPOSAL

The AS/NZS 1547:2012 and *Building Act 2016:* Director's Guidelines for On-site Wastewater Management Systems provide guidelines for typical wastewater flow allowances under a range of circumstances. The documents recommend a typical wastewater flow of 150L/person/day for households on reticulated water. As the proposed development is to be a one-bedroom shed and a future three-bedroom dwelling, a population equivalent of 7 persons with a wastewater design flow rate of **1050L/day** has been adopted.

7.1 Permeability of Soil and Soil Category

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

- Texture –Light Clays (Table E1 from AS/NZS 1547);
- Structure – Weakly Structured (Table E4 from AS/NZS 1547); and
- Category – 5 (Table E1 from AS/NZS 1547).

For weakly structured Category 5 soils the indicative K_{sat} from AS/NZS1547 Table 5.1 is <0.06m/day. Therefore, the adopted permeability will be consistent with weakly structured Category 5 soils.

- Adopted Permeability – 0.02m/day.

7.2 Disposal and Treatment Method

The soils within the proposed effluent disposal area are 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 has Category 5 soils that have very low permeability, the site is not suitable for traditional absorption trenches or beds.

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

7.3 Tank Installation

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

7.4 Design Irrigation Rate

According to AS/NZS 1547 Tables M1 and M2, the recommended design irrigation rate (DIR) for sub-surface irrigation (drip irrigation) on Category 5 soils on a slope of less than 10% is 3mm/day.

7.5 STS and Sub-Surface Irrigation

The disposal area is calculated using the following equation:

$$A = Q/DIR,$$

where A is area in m^2;

Q is design daily flow in L/day; and

DIR is design irrigation rate in mm/day.

As the DIR has been set at 3mm/day and the Q at 1050L/day, the area required for the effluent disposal field is **350m^2** as per the equation above.

There is adequate area for effluent disposal on site.

A reserve (back-up) area of 350m^2 is available if required.

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

- The irrigation lines are generally installed at a depth of 100mm into a minimum depth of 250mm of good quality topsoil. We consider the topsoil encountered as suitable for sub-surface irrigation however due to shallow groundwater, topsoil sourced from on-site or elsewhere will be required to be imported to increase the depth of topsoil to at least 250mm;
- The irrigation lines are required to have a typical line spacing of 1m; and
- The irrigation area is not to be located through any poorly drained depressions. As such, minor filling/mounding of the irrigation area may be required to ensure there is no localised saturated area.

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

The area of the disposal field shall be vegetated with grasses or other suitable vegetation. A list of Tasmanian plants suitable for treated wastewater from STS units is attached as Appendix B. Grass planted within the disposal field shall be maintained, and a mat of dead grass from mowing shall not be allowed to accumulate on the ground surface.

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

As part of the Building Act, the client must specify the STS model and provide the Certificate of Accreditation for that particular model before the proposed development gets approval. A list of accredited STS models can be found on the Tasmanian Consumer, Building and Occupational Services website.

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

7.6 Setbacks

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

- 19.0m from downslope sensitive features such as watercourses;
- 1.5m from upslope or cross-slope property boundaries;
- 3.0m from upslope or cross-slope buildings;
- 3.5m from downslope buildings;
- 3.0m from downslope cut batters; and
- 50.0m from groundwater bores.

The closest groundwater bore as mapped on the LIST is greater than 200m from the disposal field/site.

7.7 Wastewater Recommendations

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

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

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

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

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

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

Attachments:

Limitations of report

Drawing 1: Locality Plan

Drawing 2: Site Plan

Drawing 3: Typical Sub-Surface Irrigation

Drawing WW-01: Typical Cut-off Drain Section

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: List of STS Example Plants

Appendix C: Certificate Forms

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Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

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

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.

Approximate Scale

0 5 10 15 20

Legend

BH 1 Approximate Borehole Location

5° Approximate Slope angle in Degrees

Contour in Metres (LiDAR Derived)

Cadastral Parcels

GEOTON Pty Ltd

Date	10/10/2025	Drawn	MG
Scale	1:400	Approved	TB
Original size	A3	Rev	

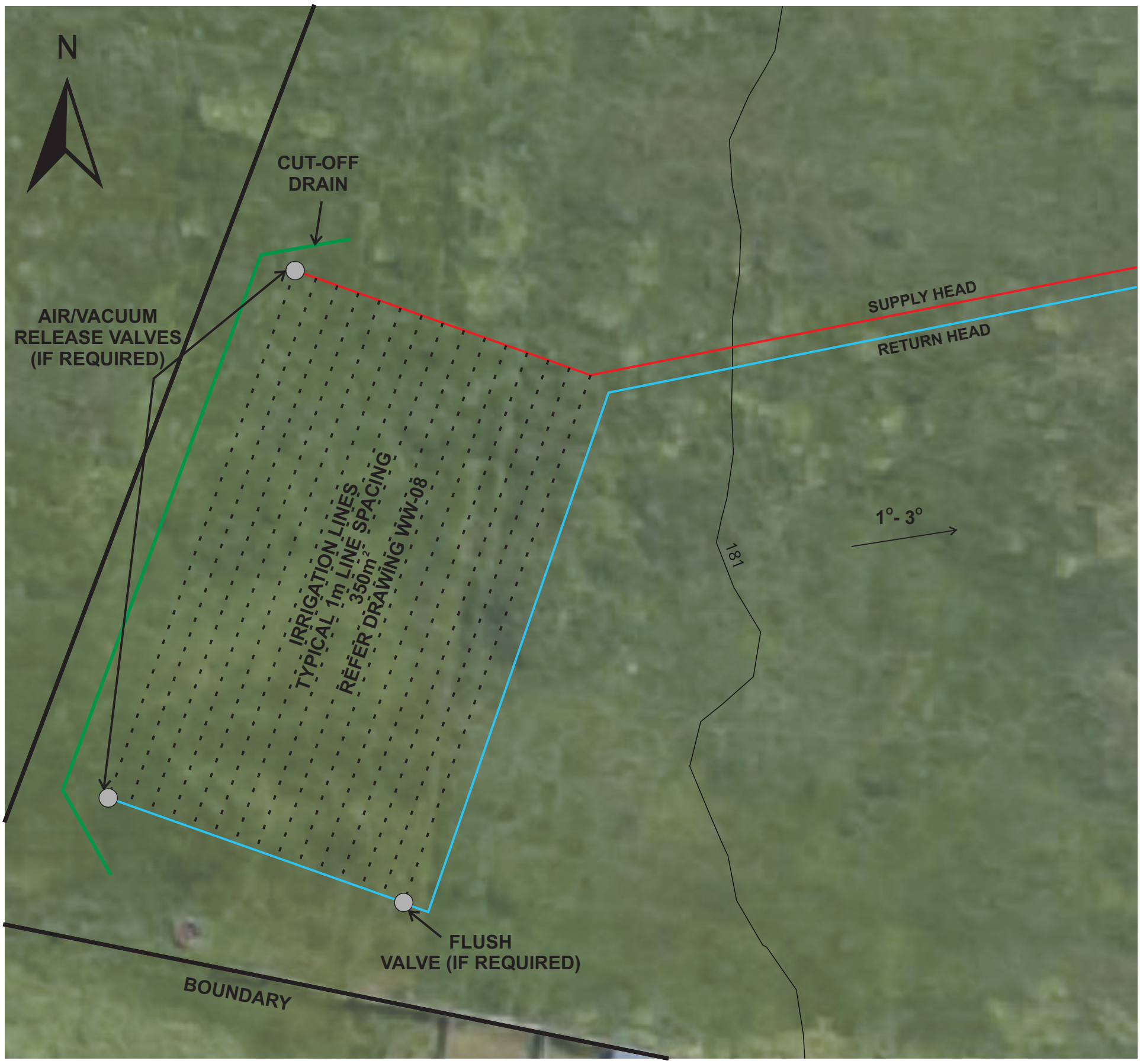
Client: THE SHED COMPANY

Project: LOT 2, 42 VETERANS ROW WESTBURY

Title: LOCALITY PLAN

Project no: GL25561A

Drawing no. 1



NOTES

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

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

THE IRRIGATION AREA IS TO BE SET BACK:
19.0m FROM DOWNSLOPE SENSITIVE FEATURES SUCH AS WATER COURSES,
3.5m FROM DOWNSLOPE PROPERTY BOUNDARIES,
1.5m FROM UPSLOPE AND CROSS-SLOPE PROPERTY BOUNDARIES,
3.5m FROM DOWNSLOPE BUILDINGS,
3.0m FROM UPSLOPE AND CROSS-SLOPE BUILDINGS, AND
3.0m FROM DOWNSLOPE CUT BATTERS

Approximate Scale

0 5 10 15 20

Legend

BH 1 Approximate Borehole Location

5° Approximate Slope angle in Degrees

Contour in Metres (LiDAR Derived)

Cadastral Parcels

GEOTON Pty Ltd

Date	10/10/2025	Drawn	MG
Scale	1:200	Approved	TB
Original size	A3	Rev	

Client: THE SHED COMPANY

Project: LOT 2, 42 VETERANS ROW WESTBURY

Title: SITE PLAN

Project no: GL25561A

Drawing no. 2

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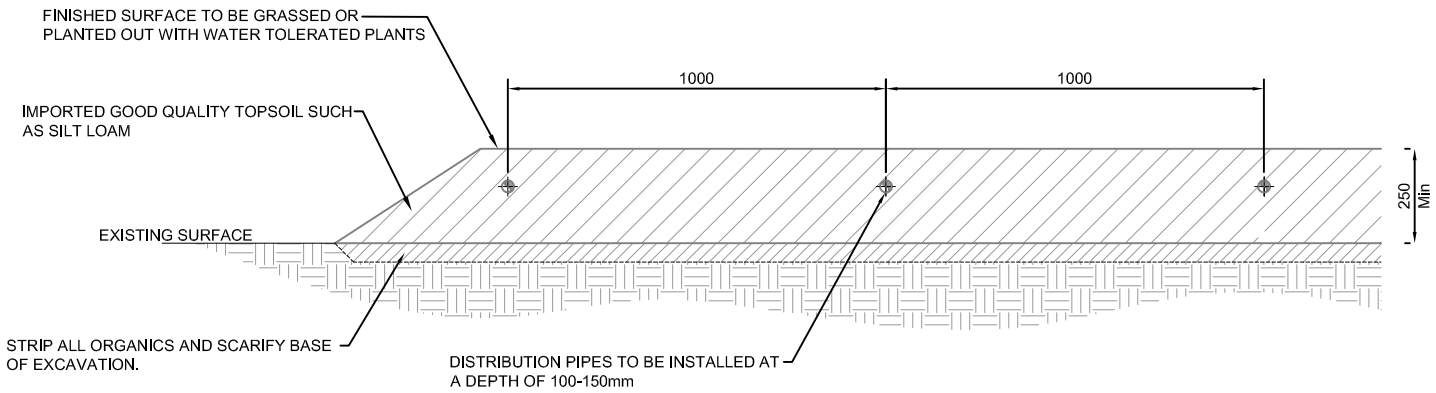


TYPICAL SUB-SURFACE DRIP IRRIGATION

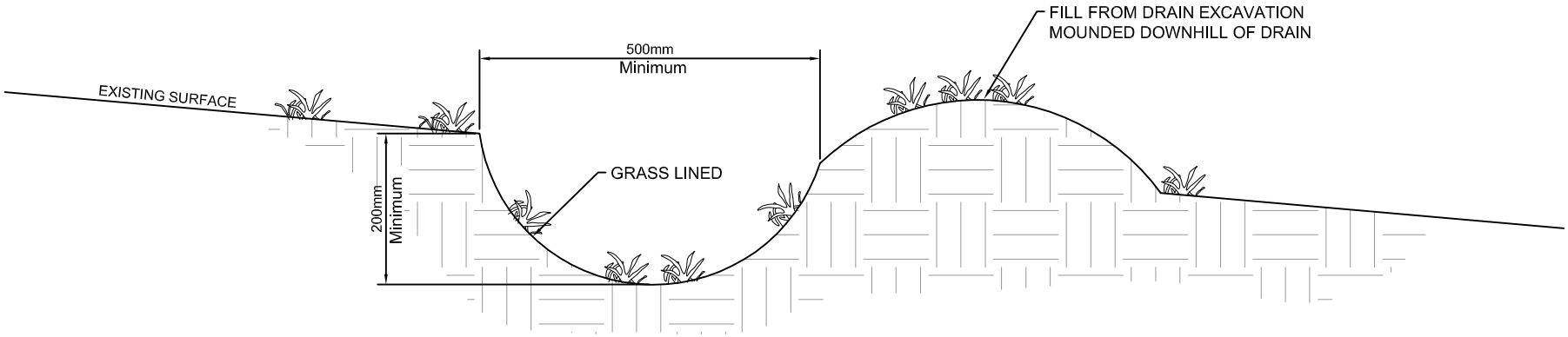
SCALE 1:20

SCALE

0mm 250mm 500mm 750mm 1000mm

DRAWING:	3
DATE:	15/10/2025
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA

GEOTON Pty Ltd
GEOTECHNICAL CONSULTANTS



TYPICAL CUT–OFF DRAIN SECTION

SCALE 1:10

SCALE

0mm 250mm 500mm

DRAWING:	WW-01
DATE:	06/01/25
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA

Appendix A

Borehole Logs

GEOTON
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ENGINEERING BOREHOLE LOG: BH1

Client : The Shed Company
Project : Site Classification and On-site Wastewater Assessment
Location : Lot 2, 42 Veterans Row, Westbury

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

Sheet : 1 OF 1
Job No : GL25561A
Logged : T L
Logged Date : 17/09/2025
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		▼			0.3		MH	TOPSOIL - Clayey SILT - high plasticity, dark brown, trace medium gravel,	M	St	
					0.5		MH	Clayey SILT - high plasticity, brown, trace medium gravel,	W-M	St	
				110	0.8		CH	Silty CLAY - high plasticity, orange brown,	M	VSt	
				>140	1.0						
					1.3						
					1.5						
					1.8						
								BH1 Terminated at 2 m			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH2

Client : The Shed Company
Project : Site Classification and On-site Wastewater Assessment
Location : Lot 2, 42 Veterans Row, Westbury

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

Sheet : 1 OF 1
Job No : GL25561A
Logged : T L
Logged Date : 17/09/2025
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					0.0		ML	TOPSOIL - Clayey SILT - low plasticity, dark grey, trace medium gravel,	M	St	
					0.3		MH	Clayey SILT - high plasticity, orange brown,	W-M	St	
					0.5						
					0.8		CH	Silty CLAY - high plasticity, orange brown,	M	VSt	
					1.0						
				>140							
					1.3						
					1.5						
					1.8						
				>140							
								BH2 Terminated at 2 m			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH3

Client : The Shed Company
Project : Site Classification and On-site Wastewater Assessment
Location : Lot 2, 42 Veterans Row, Westbury

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

Sheet : 1 OF 1
Job No : GL25561A
Logged : T L
Logged Date : 17/09/2025
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		▼			0.3		ML	TOPSOIL - Clayey SILT - low plasticity, dark grey, trace medium gravel,	M	St	
					0.5		MH	Clayey SILT - high plasticity, brown,	W	St	
					0.8		CH	Silty CLAY - high plasticity, pale brown,	M	VSt	
					1.0						
					1.3						
					1.5						
					1.8			BH3 Terminated at 1.8 m			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH4

Client : The Shed Company
Project : Site Classification and On-site Wastewater Assessment
Location : Lot 2, 42 Veterans Row, Westbury

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

Sheet : 1 OF 1
Job No : GL25561A
Logged : T L
Logged Date : 17/09/2025
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		▼			0.25		ML	TOPSOIL - Clayey SILT - low plasticity, dark grey, trace medium gravel,	M	St	
					0.50		MH	Clayey SILT - high plasticity, brown,	W	St	
					0.75		CH	Silty CLAY - high plasticity, pale brown,	M	VSt	
					1.00						
					1.25						
					1.50						
					1.75						
								BH4 Terminated at 1.8 m			

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Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

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

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

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

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

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Soil Description Explanation Sheet (1of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

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

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

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

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

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

TRANSPORTED SOILS

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

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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

STS Example Plants

Taz Wild Plants

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

Wastewater Treatment Units

Tasmanian Plants suitable for Water from Wastewater Treatment Units

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

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

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

PLANTS 1 – 6m

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHRUBS TO 1m

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TREES

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

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

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

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

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

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

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

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

Appendix C

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: The Shed Company *Owner /Agent*
95 Bishopsbourne Road *Address*
Carrick Tas 7291 *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: Lot 2, 42 Veterans Row Lot No: 2
Westbury Tas 7303 Certificate of title No: 188377/2

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. GL25561Ab, dated 10/10/2025
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:		GL25561Ab	10/10/2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: The Shed Company *Owner name*
95 Bishopsbourne Road *Address*
Carrick Tas 7291 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant The Shed Company
Designer's project reference No. GL25561Ab
Address: Lot 2, 42 Veterans Row
Lot No: 188377/2
Westbury Tas 7303

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

Description of work:

New building
on-site wastewater management system

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

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

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

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

Other details:
All design documents provided in Report GL25561Ab, dated 10/10/2025

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

All design documents are contained within report

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

Any other relevant documentation:

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		10/10/2025
Licence No:	CC6220P		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		10/10/2025

GEOTON Pty Ltd
Geotechnical Consultants

LOADING CERTIFICATE

To:	The Shed Company		*Owner /Agent*	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	95 Bishopsbourne Road		*Address*	
	Carrick Tas	7291	*Suburb/postcode*	

Details of work:

Address:	Lot 2, 42 Veterans Row	Lot No:	2
	Westbury Tas 7250	Certificate of title No:	188377/2
The work related to this certificate:	On-site domestic-wastewater management	*(description of the work or part work being certified)*	

Certificate details:

In issuing this certificate the following matters are relevant –

Documents:	Report GL25561Ab dated 10/10/2025 Drawing 1 – Locality Plan Drawing 2 – Site Plan Drawing 3 – Typical Subsurface Irrigation Drawing WW-01 – Typical Cut-off Drain Section
Relevant calculations:	Contained in the above
References:	AS/NZS1547:2012 On-site domestic-wastewater management

Substance of Certificate:

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

Wastewater Characteristics

Population equivalent used for this assessment = 7 (3 bedroom dwelling + 1 bedroom shed)
Wastewater volume (L/day) used for this assessment = 1050 (150 Litres per person)
Approximate blackwater volume (L/day) = 480
Approximate greywater volume (L/day) = 720

Soil Characteristics/Design Criteria

Texture (Table E1 from AS/NZS 1547) = Light clays
Soil category (Table E1 from AS/NZS 1547) = 5
Soil structure (Table E4 from AS/NZS 1547) = Weakly Structured
Indicative permeability (Table 5.1 from AS/NZS 1547) = <0.06m/day
Adopted permeability = 0.02m/day
Adopted Design Irrigation Rate = 3mm/day
Soil thickness for disposal = >2.0m
Minimum depth (m) to water = >0.3m

Dimensions for On-Site Treatment System

Disposal and treatment methods = Secondary Treatment System (STS) and sub-surface irrigation
Site modification and specific design = None
Primary disposal area required = 350m^2
Reserve disposal area required = 350m^2
Location and use of Reserve area = Reserve area located to the east of the proposed irrigation field. Currently vacant with a low cover of grass.
Is there sufficient area available on site for disposal (including reserve) = Yes

Notes

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

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

Allowable Variation from Design Flow

Based on an approved STS 10EP system (10 equivalent persons) rated at 1,500 litres per day and a wastewater design volume of 1,050L/day the allowable variation from design flow (peak loading events) would be an additional 450L/day.

System Limitations

Consequences of overloading the system:

(A) Adverse effects on soil properties and plant growth through excess salt accumulation in the root zone during extended dry periods
(B) Harmful long-term environmental effects to the soil of land application system or the adjacent surface water and groundwater; or
(C) Increased risk to public heath from surface ponding in the land application area or channelling or seepage beyond the land application area.

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

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

Operation Requirements

Refer to operation manual of preferred secondary treatment system.
The use of water saving fixtures is required.
Adverse effects of not operating the system correctly may include:

(A) Odour; and
(B) Disease.

Maintenace Requirements

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

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

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		10/10/2025	GL25561Ab