



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:	<b>P Raffety &amp; A Commandeur - PA\26\0139</b>
PROPERTY ADDRESS:	<b>154 Gulf Road LIFFEY (CT: 160360/1)</b>
DEVELOPMENT:	<b>Single dwelling (with water tanks) - setback, driveway.</b>

The application can be inspected until **Monday, 15 December 2025**, at [www.meander.tas.gov.au](http://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](mailto: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



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

#### OFFICE USE ONLY

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

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

#### PROPERTY DETAILS:

Address:	<input type="text" value="154 Gulf Rd, Liffey TAS 7301"/>	Certificate of Title:	<input type="text" value="160360"/>
Suburb:	<input type="text" value="LIFFEY TAS 7301"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="14.94 ha"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="RURAL"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

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

#### DETAILS OF USE OR DEVELOPMENT:

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

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

Description of work:

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

New floor area:  m<sup>2</sup>      New building height:  m

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

SEARCH OF TORRENS TITLE

VOLUME 160360	FOLIO 1
EDITION 2	DATE OF ISSUE 15-Nov-2011

SEARCH DATE : 30-Sep-2025

SEARCH TIME : 07.28 AM

DESCRIPTION OF LAND

Parish of ADELPHI Land District of WESTMORLAND  
 Lot 1 on Plan [160360](#)  
 Derivation : Part of Lot 13330 (44A-3R-20P) Gtd to Joseph Frankcombe.  
 Prior CT [246184/1](#)

SCHEDULE 1

[M346633](#) TRANSFER to PAUL RAFFETY and ANNEMIEK COMMANDEUR  
 Registered 15-Nov-2011 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[C355380](#) BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on Plan No.136832) over the Rights of Way 10.00 wide marked "S" and "T" shown on Plan No.[160360](#)  
[C370486](#) BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 2 on Plan No.136832) over the Rights of Way 10.00 Wide marked "S" and "T" shown on Plan No.[160360](#)  
 Registered 19-Nov-2002 at noon  
[SP160359](#) BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on Sealed Plan [160359](#)) over the Rights of Way 10.00 wide marked 'S' & 'T' shown on Plan No. [160360](#)

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**BAREFOOT TIMBERWORKS**  
*...beautiful homes naturally*

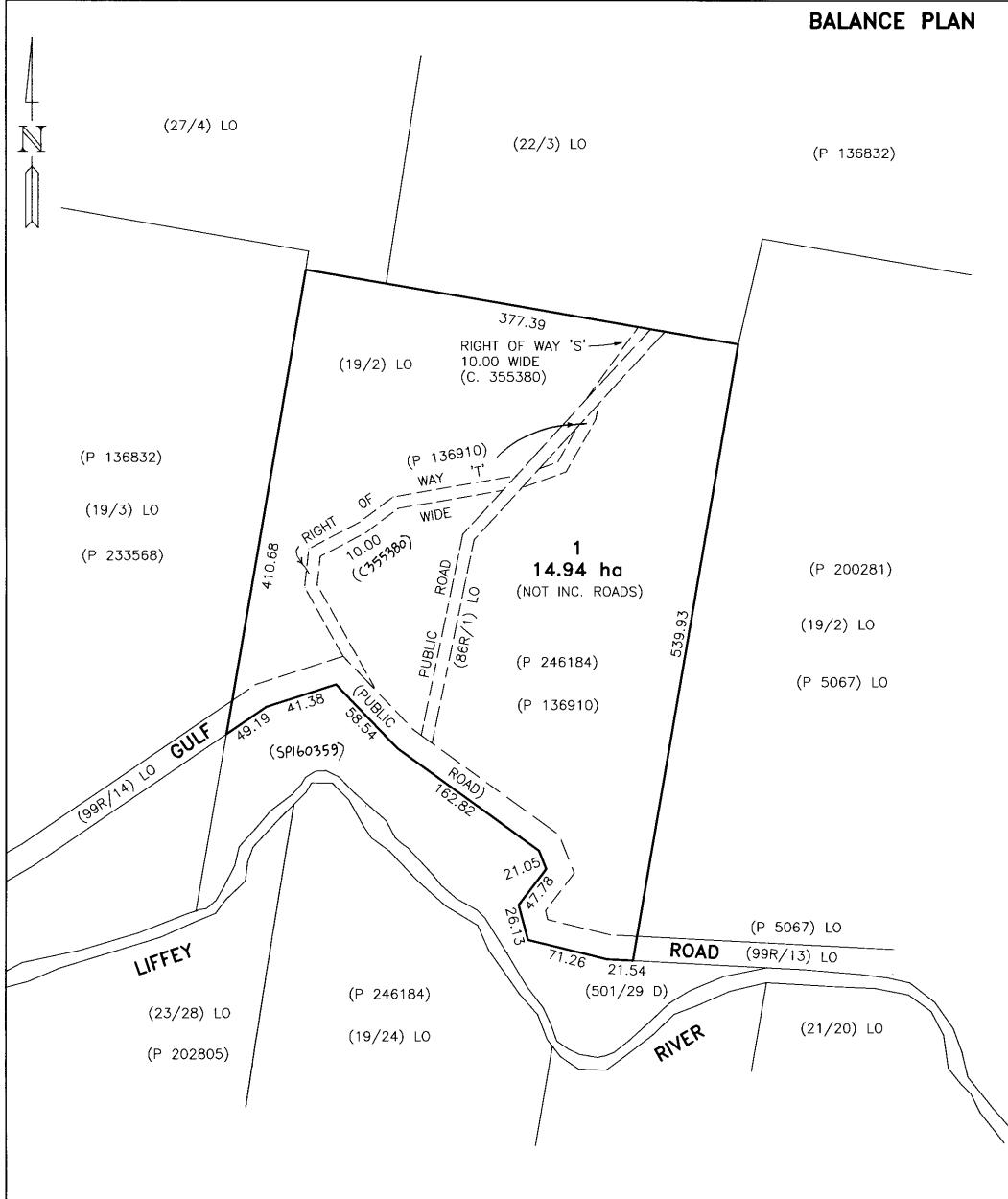
Barefoot Timberworks  
 115 Dulcia Road  
 Gordon TAS 7150  
 ABN 50 489 356 431

BARN HOUSE  
 154 GULF ROAD  
 LIFFEY  
 TASMANIA 7130

**TITLE SEARCH**

PROPERTY ID 3061175  
 TITLE REFERENCE 160360/1  
 WIND SPEED: N2  
 SOIL CLASSIFICATION: M  
 CLIMATE ZONE: 7  
 BAL: 12.5

OWNER PAUL MAXWELL THOMAS ROBERT JAMES BROWN  FOLIO REFERENCE 246184-1  GRANTEE PART OF LOT 13330 44-3-20 GTD TO JOSEPH FRANKCOMBE	<b>PLAN OF TITLE</b>  LOCATION <b>LAND DISTRICT OF WESTMORLAND          PARISH OF ADELPHI</b>  FIRST SURVEY PLAN No: 19/2 LO COMPILED BY COHEN & ASSOCIATES PTY LTD SCALE 1 : 3000                      LENGTHS IN METRES		REGISTERED NUMBER <b>P160360</b>  APPROVED <b>11 OCT 2010</b> <i>Alice Kawa</i> Recorder of Titles
	MAPSHEET MUNICIPAL CODE No. 121 (4838)	LAST UPI No HTE43	LAST PLAN No. P 246184



46/86 (4464) 23/2/2010 15:02

<p><b>BAREFOOT TIMBERWORKS</b>  <i>...beautiful homes naturally</i></p> <p>Barefoot Timberworks          115 Dulcia Road          Gordon TAS 7150          ABN 50 489 356 431</p>	<p><b>BARN HOUSE</b>          154 GULF ROAD          LIFFEY          TASMANIA 7130</p>	<p><b>FOLIO PLAN</b></p>	
		<p>PROPERTY ID 3061175          TITLE REFERENCE 160360/1          WIND SPEED: N2          SOIL CLASSIFICATION: M          CLIMATE ZONE: 7          BAL: 12.5</p>	

# POST AND BEAM BARN HOUSE

## 154 GULF ROAD LIFFEY

2nd Bedroom long house. 160 sqm LIVING SPACE (not including covered carport)



The primary bedroom has internal and external access. The 2nd Bedroom has external access only as a way to separate it from the main living space for our daughter to use as an art and music space. We may eventually install a kitchette for her in the future.

Both bedrooms have storage space in the roof cavity above that are accessed by a stairway.

The remainder of the house is open-plan living with a walk-in pantry off the kitchen area.

The structure is built using post and beam featuring large timbers. The enclosure system is conventional insulation on the south facing side of the building cladded with Colorbond. North and North-West sides are enclosed using combination of conventional insulation, hempcrete and large timbers with German triple glazed window elements. Vertical cladding using BAL 12.5 compliant hardwood is planned for the exterior walls.

Doors and windows are also triple glazed, tilt and turn UNILUX units.

The structure is build on a two-part insulated slab and floors will be polished concrete.

The house will be off-grid using a large solar array and batteries with a backup generator.

### Thermal efficiency

Unilux windows: SHGC 0.54 Uw 0.8 / Ug 0.5

External walls min. R1.7 insulation.

Ceiling/roof min. R 6.0 insulation.

Floor min R 1.79 insulation to lightweight floors.

Floor min. R1.79 XPS (50mm thick) underneath and around the perimeter of thermal mass slab floors (PIR on edge insulation acceptable R1.79).



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**BARN HOUSE**  
154 GULF ROAD  
LIFFEY  
TASMANIA 7130

## OVERVIEW

PROPERTY ID 3061175  
TITLE REFERENCE 160360/1  
WIND SPEED: N2  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
BAL: 12.5



**PROPOSED 45m DRIVEWAY  
AND 2 CAR TURNING BAY  
ROLLED ROAD BASE**

**PROPOSED 6m  
SEALED ENTRANCE  
TO DRIVEWAY**

No vegetation removal or earth works required.



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## SITE PLAN

PROPERTY ID 3061175  
TITLE REFERENCE 160360/1  
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CLIMATE ZONE: 7  
BAL: 12.5



**EXISTING ENTRANCE TO PROPERTY 154 GULF ROAD, LIFFEY**



**Existing driveway extends 65m onto property gently curving to the right**



**Existing driveway - Looking back to the gate**



**Existing rolled road base driveway - this access has existed on the property for many years with no erosion**



**Existing driveway extends 65m onto property gently curving to the right**



**Driveway ends level with building site. Drainage is excellent and soil has proved stable for heavy trucks (35t) even in the wet.**



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**EXISTING DRIVEWAY**

PROPERTY ID 3061175  
TITLE REFERENCE 160360/1  
WIND SPEED: N2  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
BAL: 12.5



SOURCE: LISTMAP

## SETBACKS

- A. 20.5m from SOUTHERN BOUNDARY
- B. 390m from NORTHERN BOUNDARY
- C. 118.5m from EASTERN BOUNDARY
- D. 228m from WESTERN BOUNDARY



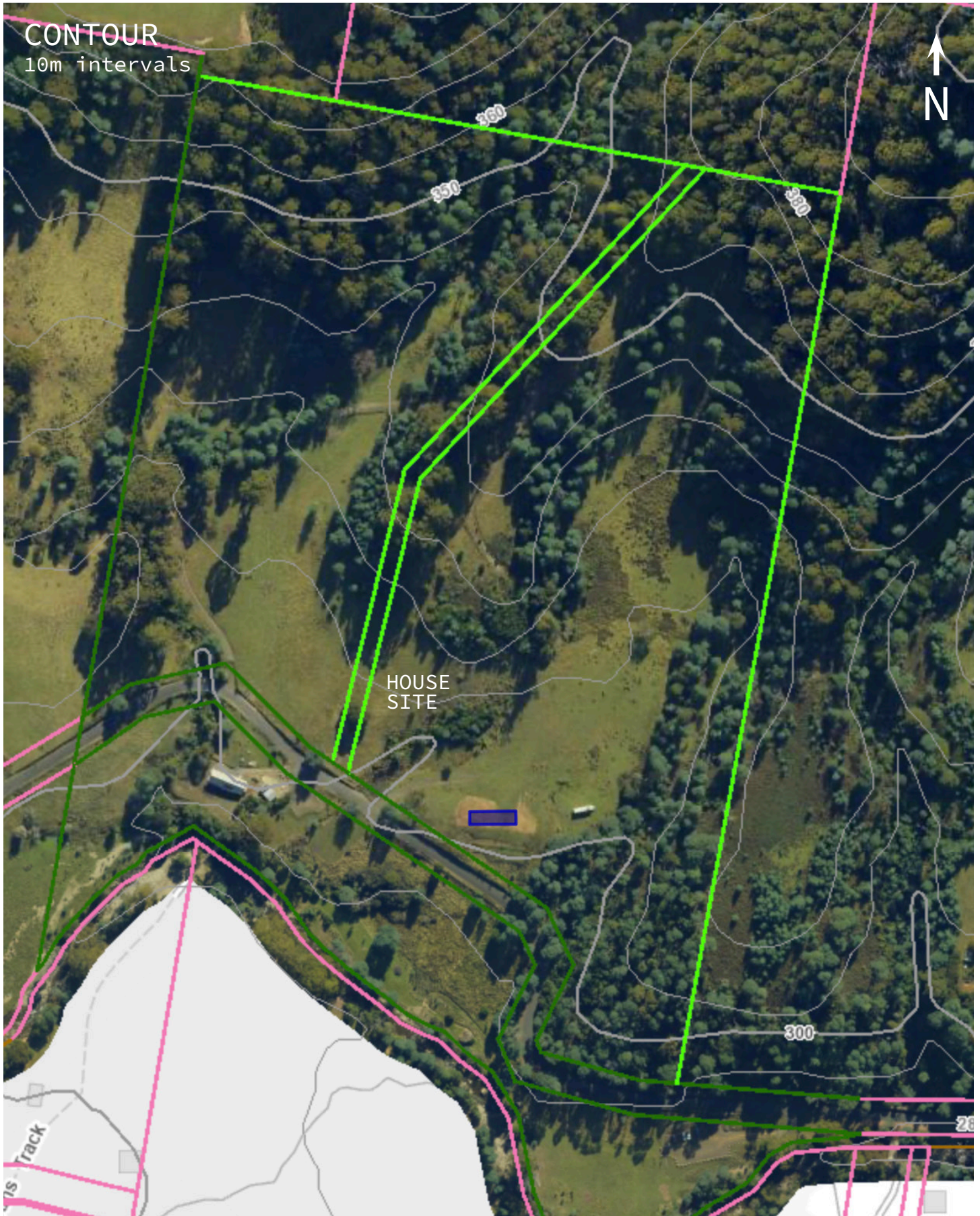
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## BOUNDARY & SET BACKS

PROPERTY ID 3061175  
TITLE REFERENCE 160360/1  
WIND SPEED: N2  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
BAL: 12.5



CONTOUR  
10m intervals



HOUSE SITE

SOURCE: LISTMAP



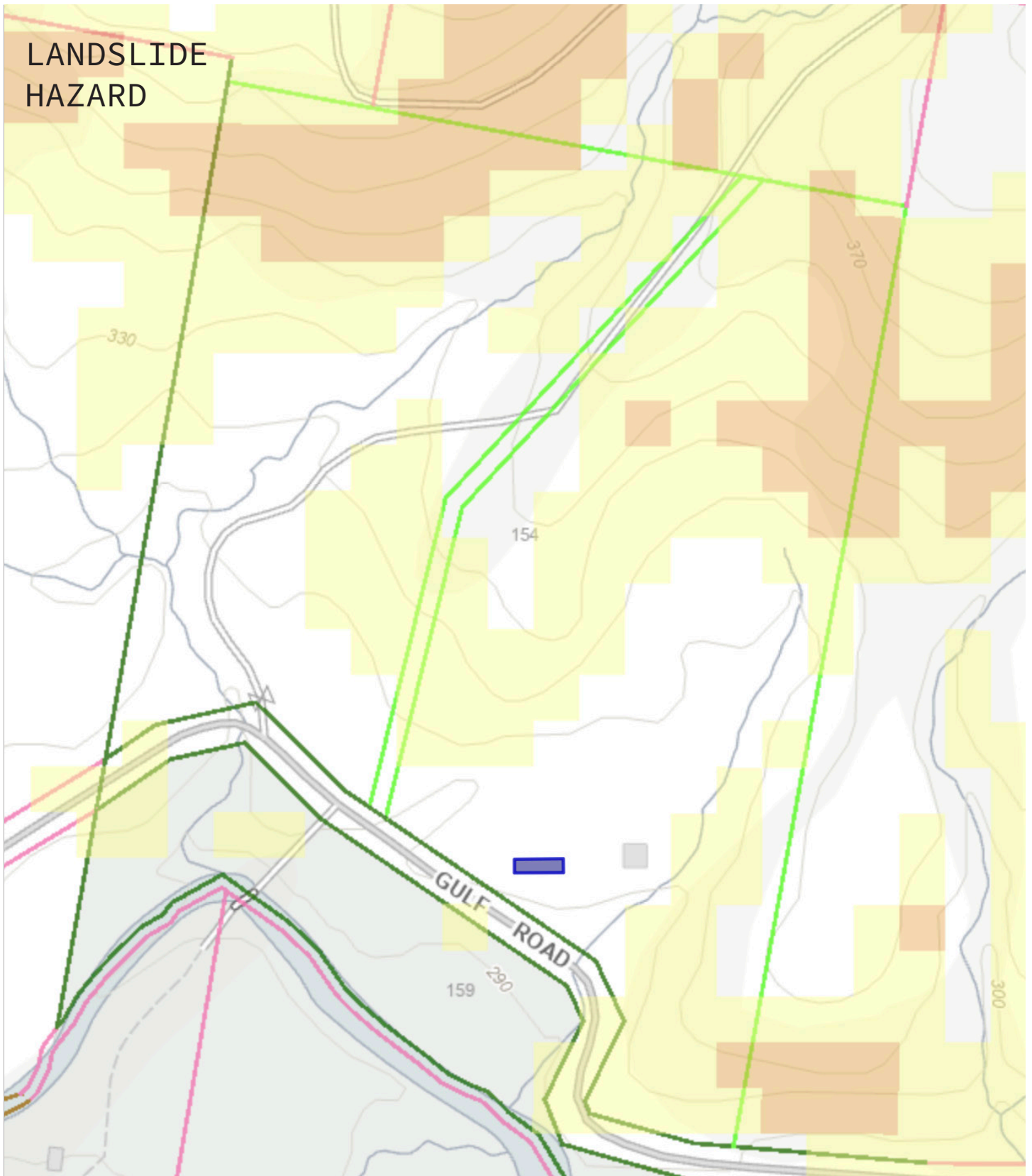
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**CONTOUR**

PROPERTY ID 3061175  
TITLE REFERENCE 160360/1  
WIND SPEED: N2  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
BAL: 12.5



SOURCE: LISTMAP

LOW  
 MEDIUM

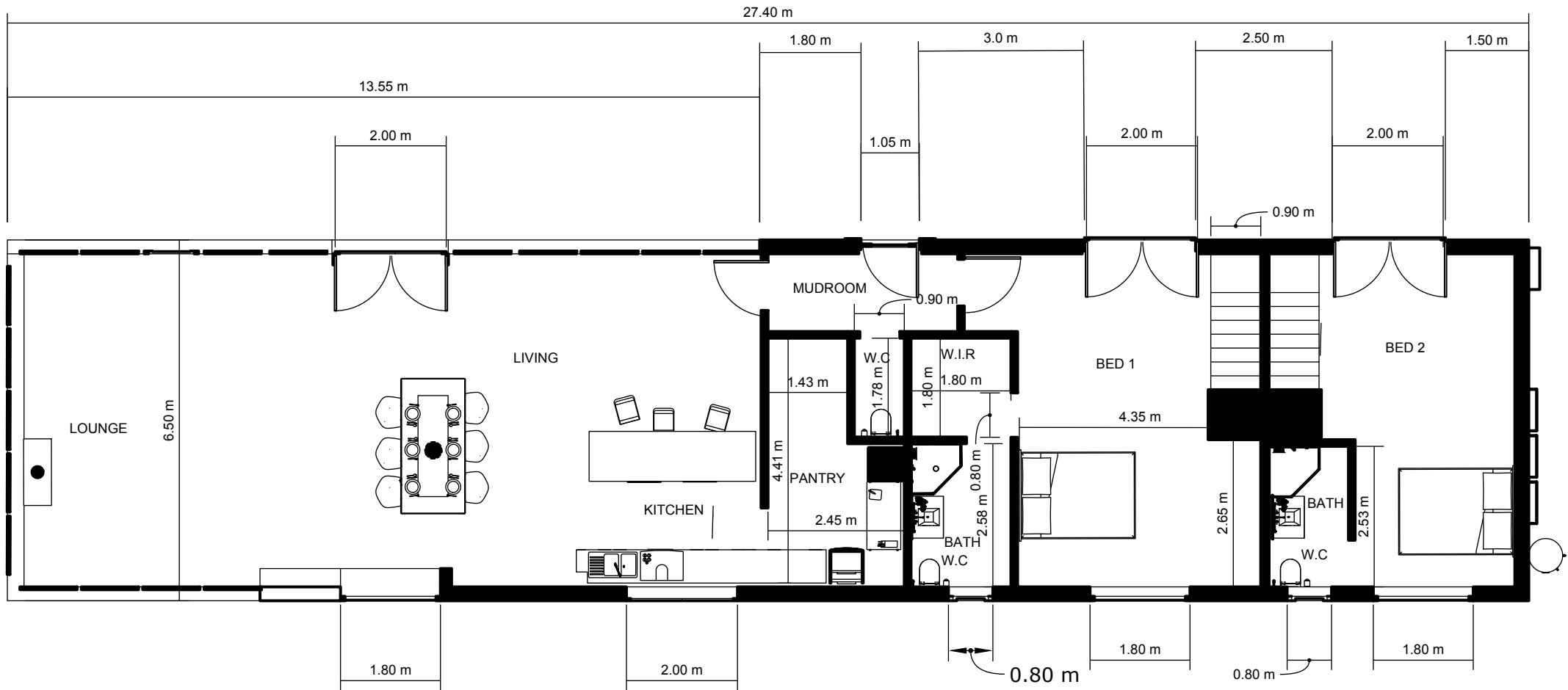


Barefoot Timberworks  
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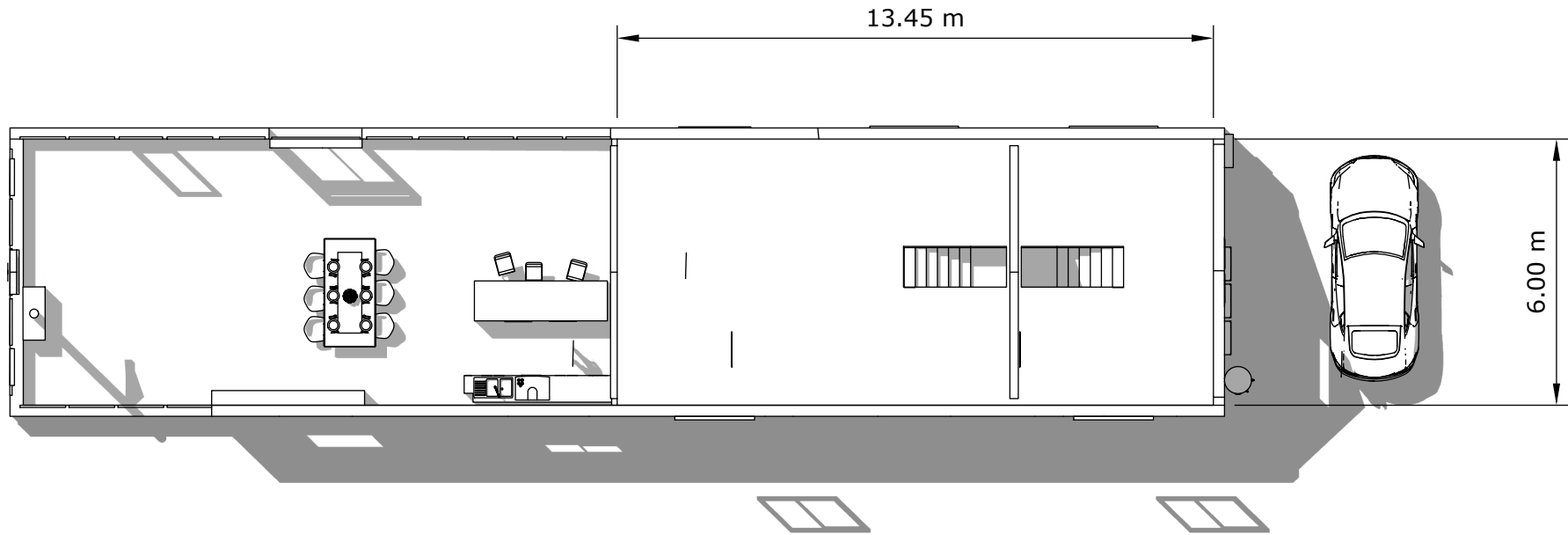
BARN HOUSE  
 154 GULF ROAD  
 LIFFEY  
 TASMANIA 7130

## LANDSLIDE HAZARD

PROPERTY ID 3061175  
 TITLE REFERENCE 160360/1  
 WIND SPEED: N2  
 SOIL CLASSIFICATION: M  
 CLIMATE ZONE: 7  
 BAL: 12.5



<p>Barefoot Timberworks 115 Dulcia Road Gordon TAS 7150 ABN 50 489 356 431</p>	<p>PROPERTY ID 3061175 TITLE REFERENCE 160360/1</p>	<p>CLIENT PAUL RAFFETY ANNEMIEK COMMANDEUR</p>	<p>252 Leslie Road Kingston. 7050 PH 0410326663</p>	<p>FLOOR PLAN SCALE 1:100</p>
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**Barefoot Timberworks**  
 115 Dulcia Road  
 Gordon TAS 7150  
 ABN 50 489 356 431

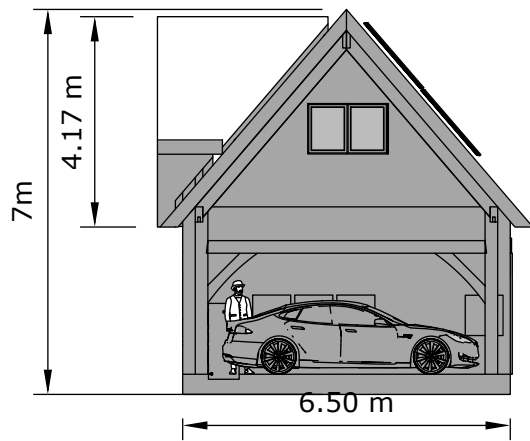
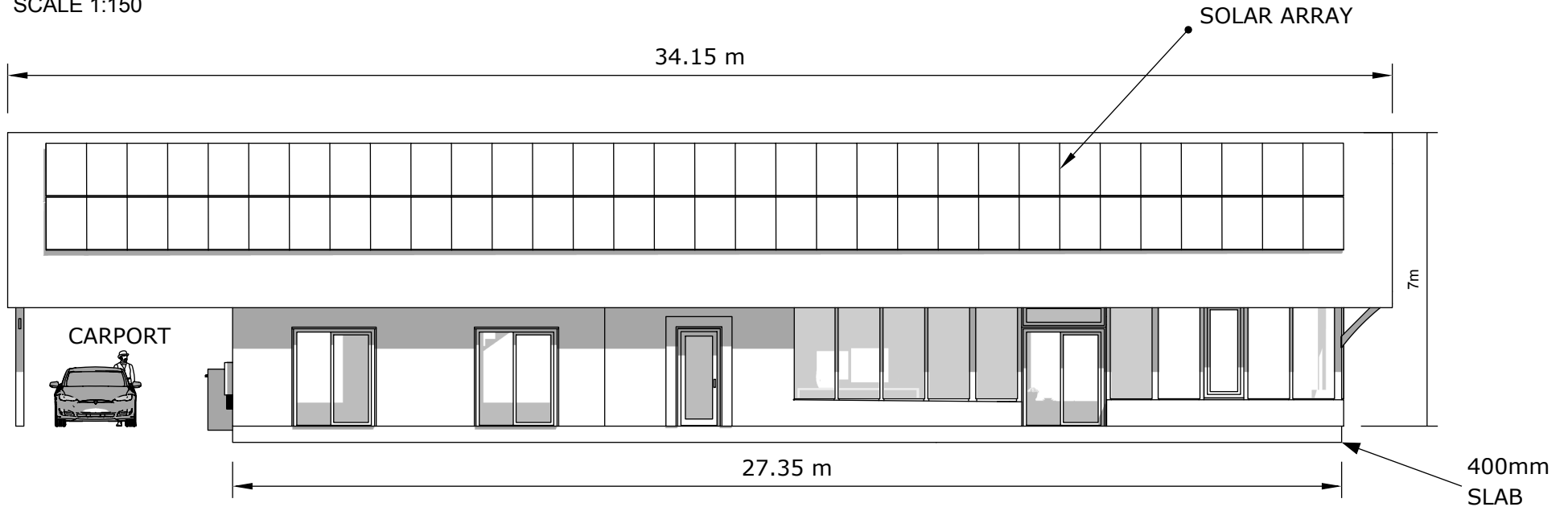
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**TITLE REFERENCE 160360/1**

**CLIENT**  
 PAUL RAFFETY  
 ANNEMIEK COMMANDEUR

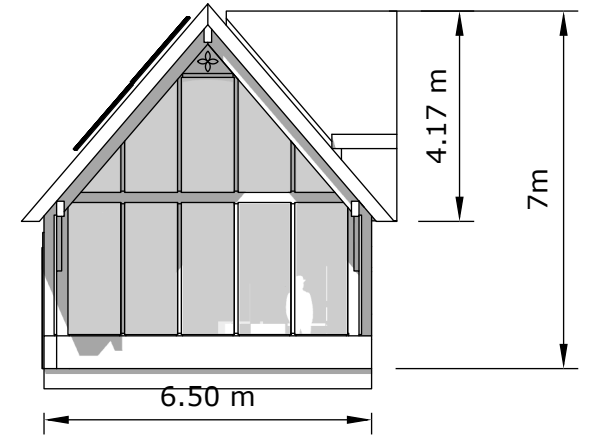
252 Leslie Road  
 Kingston. 7050  
 PH 0410326663

**1st Floor Storage**  
**SCALE 1:150**

NORTH ELEVATION  
SCALE 1:150



EAST ELEVATION  
SCALE 1:150



WEST ELEVATION  
SCALE 1:150

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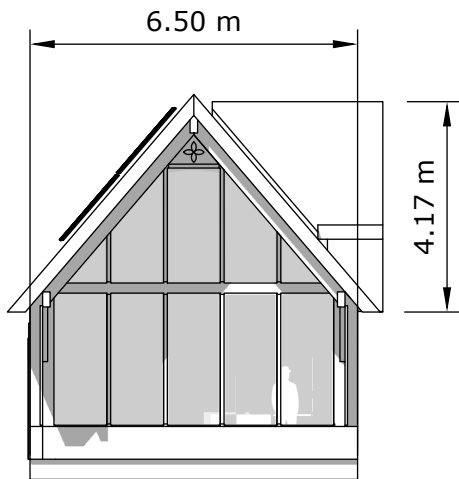
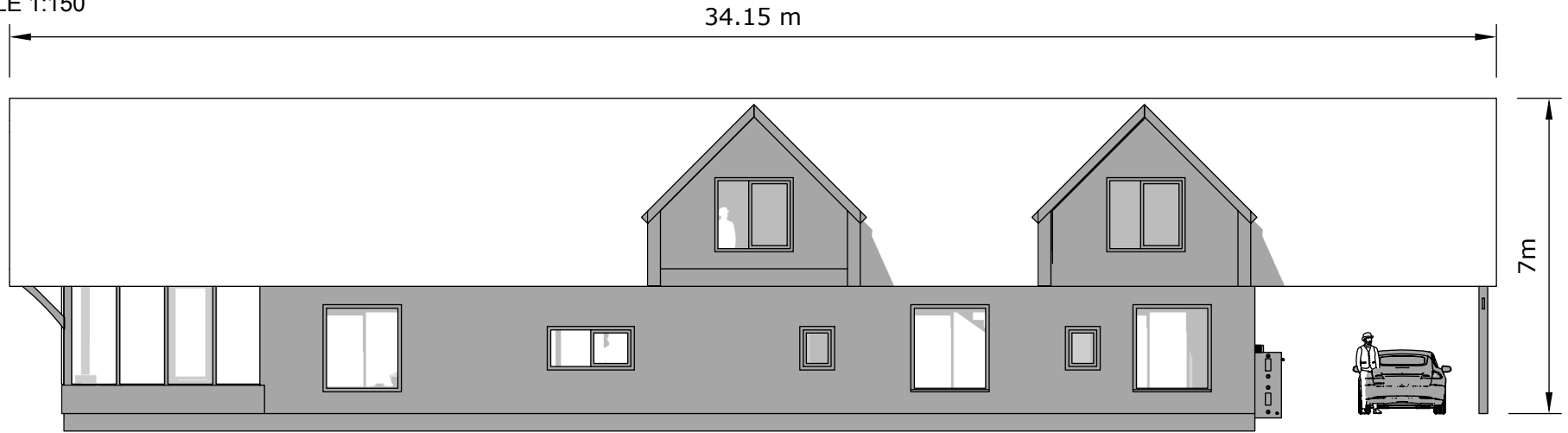
PROPERTY ID 3061175  
TITLE REFERENCE 160360/1

CLIENT  
PAUL RAFFETY  
ANNEMIEK COMMANDEUR

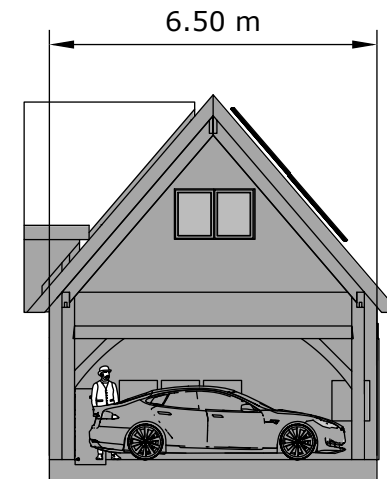
252 Leslie Road  
Kingston. 7050  
PH 0410326663

1st Floor Storage  
SCALE 1:150

SOUTH ELEVATION  
SCALE 1:150



WEST ELEVATION  
SCALE 1:150



EAST ELEVATION  
SCALE 1:150

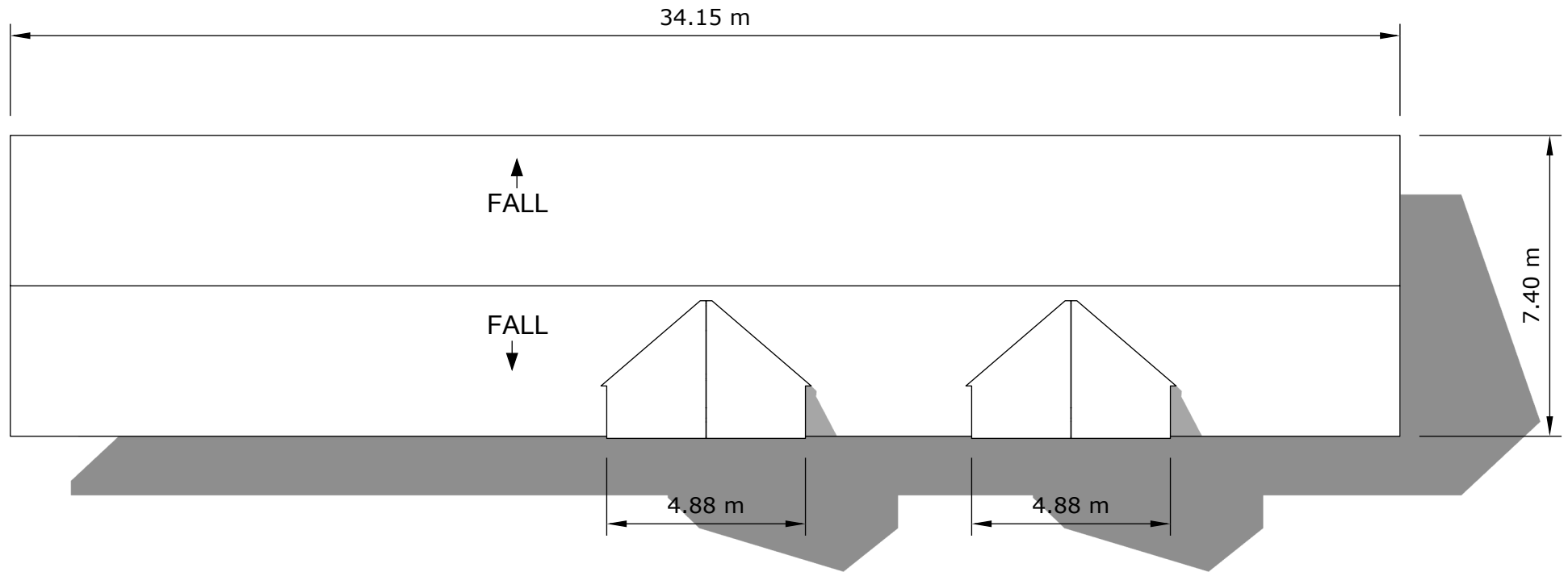
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PROPERTY ID 3061175  
TITLE REFERENCE 160360/1

CLIENT  
PAUL RAFFETY  
ANNEMIEK COMMANDEUR

252 Leslie Road  
Kingston. 7050  
PH 0410326663

1st Floor Storage  
SCALE 1:150



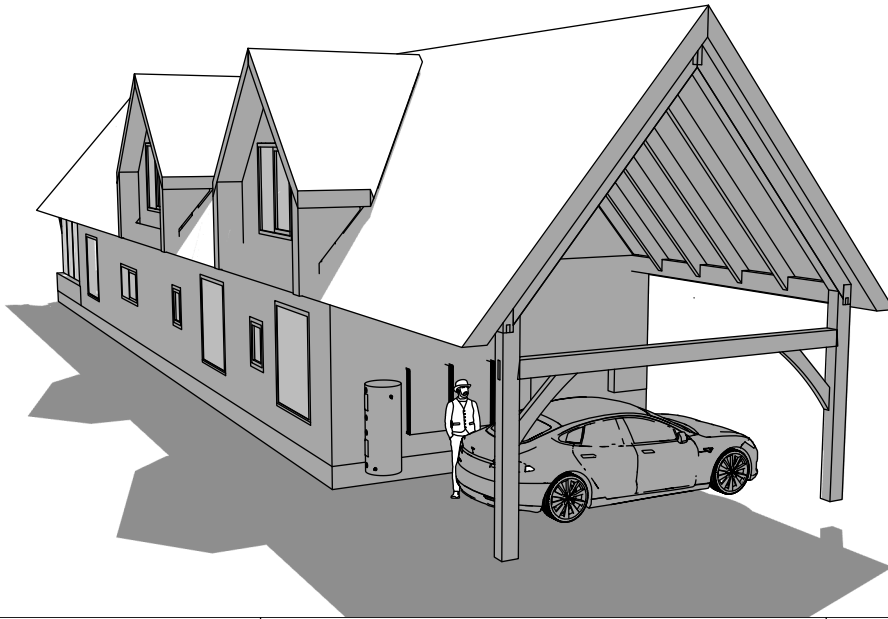
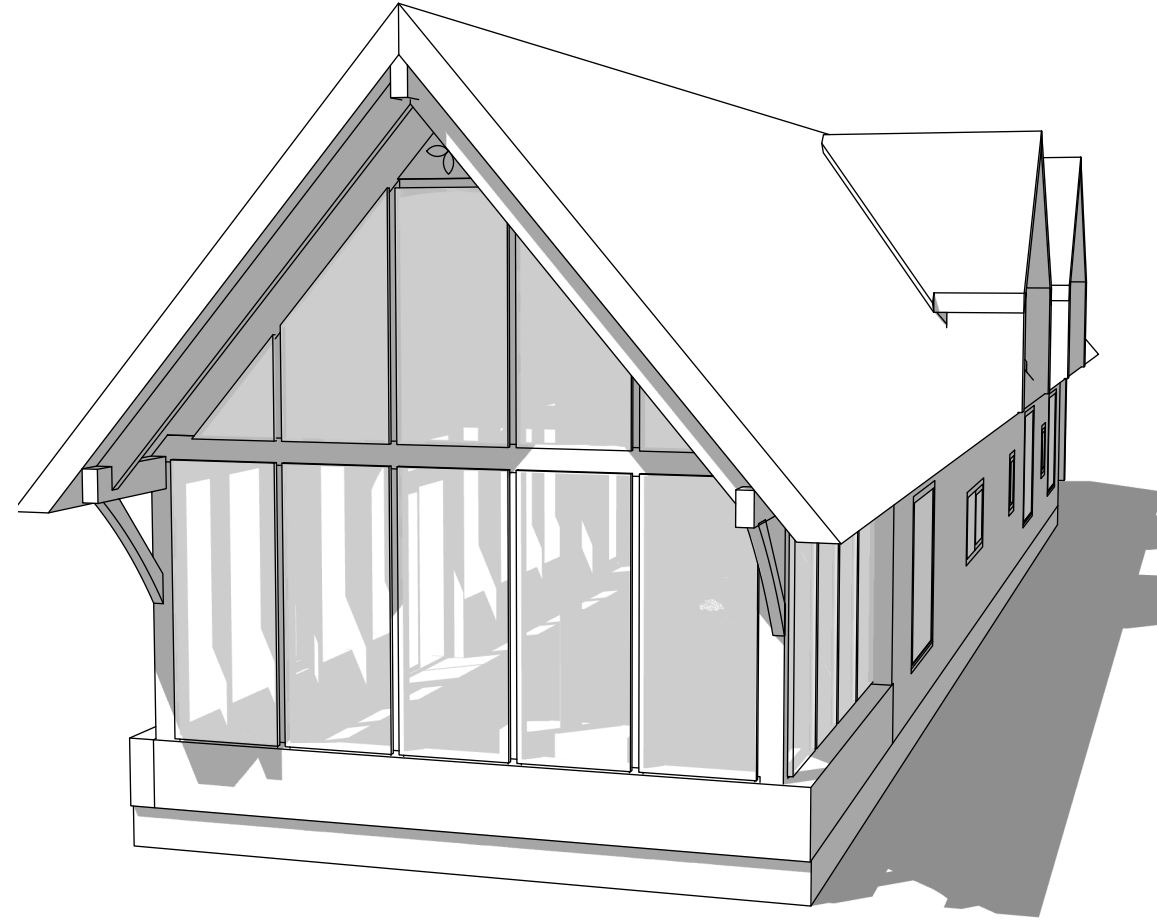
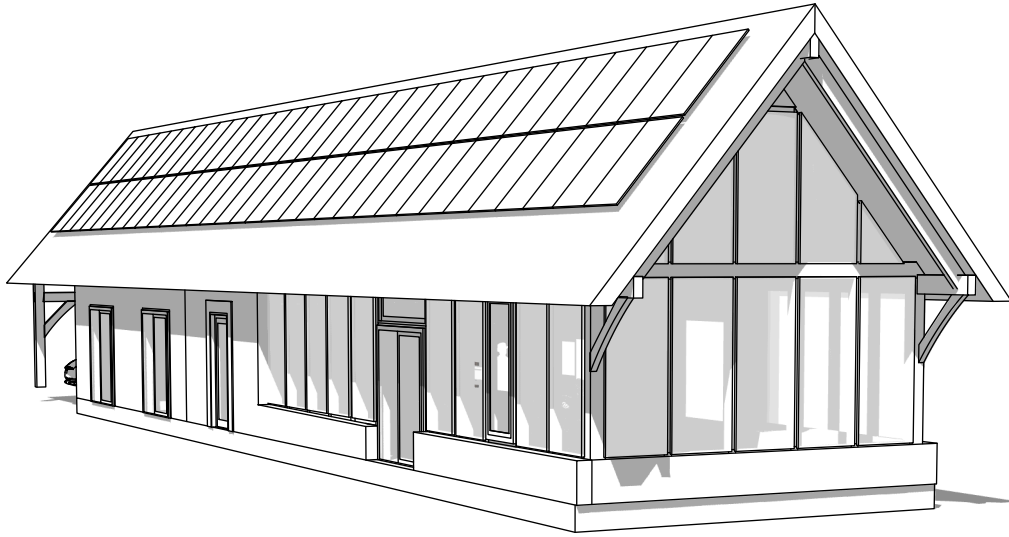
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 TITLE REFERENCE 160360/1

CLIENT  
 PAUL RAFFETY  
 ANNEMIEK COMMANDEUR

252 Leslie Road  
 Kingston. 7050  
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ROOF  
 SCALE 1:150



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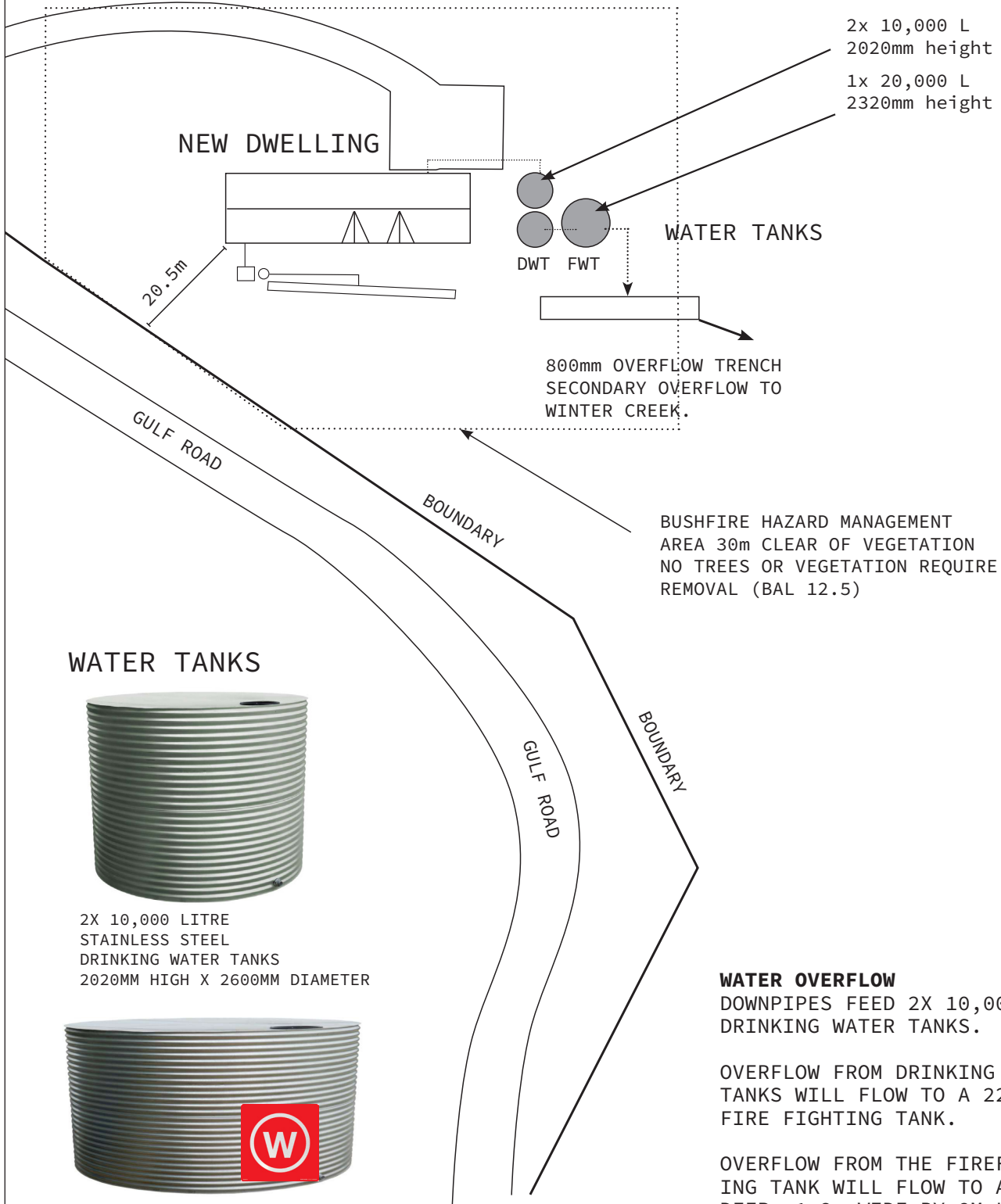
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TITLE REFERENCE 160360/1

CLIENT  
PAUL RAFFETY  
ANNEMIEK COMMANDEUR

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PH 0410326663

PROJECTIONS

SOUTH



2x 10,000 L  
2020mm height

1x 20,000 L  
2320mm height

### WATER TANKS



2X 10,000 LITRE  
STAINLESS STEEL  
DRINKING WATER TANKS  
2020MM HIGH X 2600MM DIAMETER



1X 20,000 LITRE  
FIRE FIGHTING WATER TANK  
2320MM HIGH X 3400MM DIAMETER  
W SIGNED FIREFIGHTING WATER TAKEOFF

### WATER OVERFLOW

DOWNPIPES FEED 2X 10,000L  
DRINKING WATER TANKS.

OVERFLOW FROM DRINKING WATER  
TANKS WILL FLOW TO A 22,000L  
FIRE FIGHTING TANK.

OVERFLOW FROM THE FIREFIGHT-  
ING TANK WILL FLOW TO A 800mm  
DEEP, 1.2m WIDE BY 8M LONG AB-  
SORPTION TRENCH.



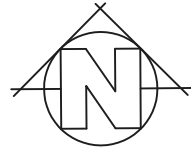
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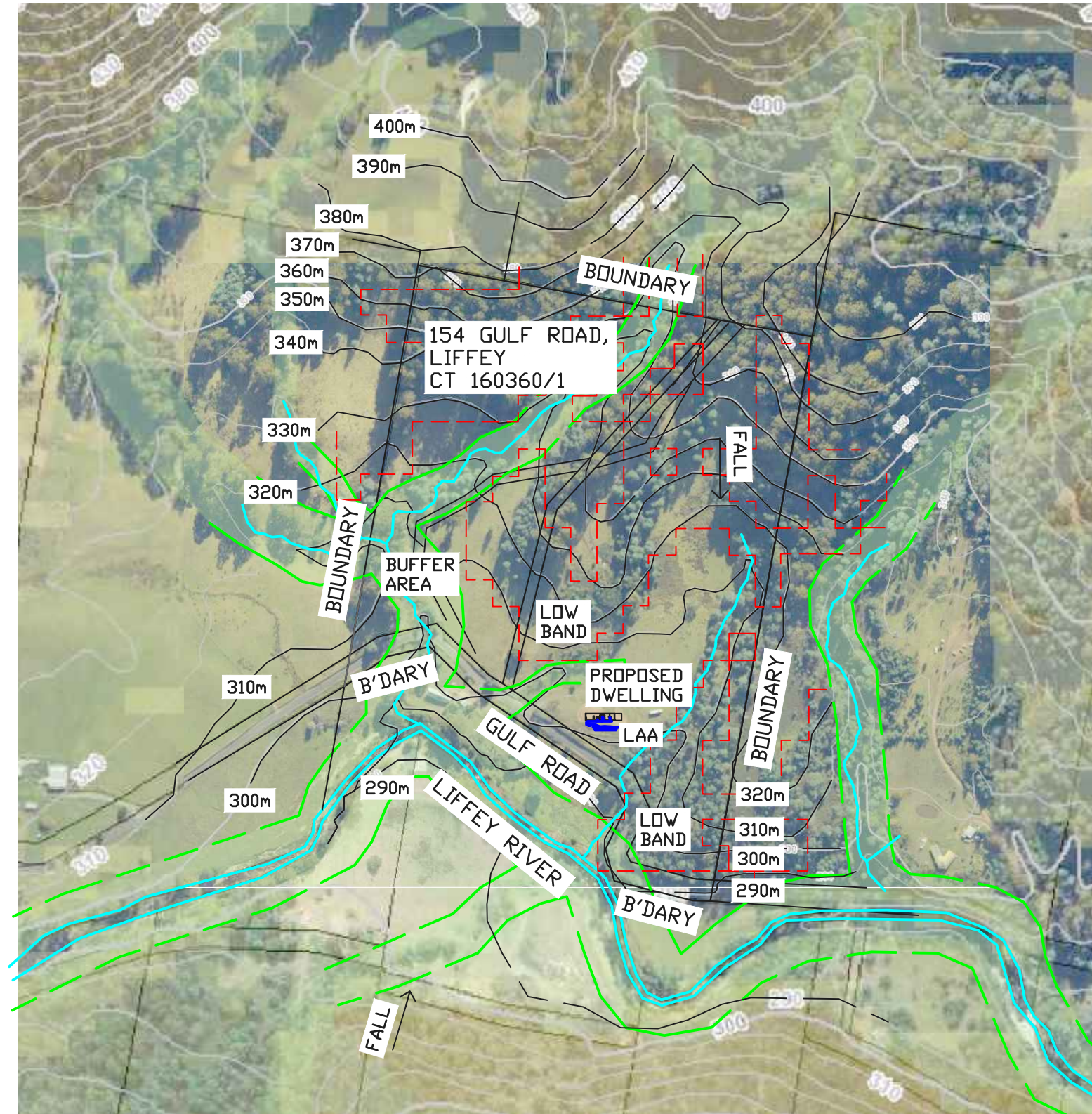
BARN HOUSE  
154 GULF ROAD  
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## WATER TANKS

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WIND SPEED: N2  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
BAL: 12.5



ALL PLUMBING & DRAINAGE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500



Refer to JD Consulting OSWW Report 28-2025 signed and dated 11 November 2025

*James Doherty*

11.11.2025

JD Consulting  
PO Box 8  
Riverside TAS 7250

ISSUE

INSTALLATION of SEPTIC TANK and ABSORPTION BED for NEW DWELLING

PAUL RAFFETY - 154 GULF ROAD, LIFFEY

SITE PLAN

DATE

NOVEMBER 2025

SCALES 1:5000 AT A3

DRAWN MF

DESIGNED JD

CHECKED JD

DATE PLOTTED  
10.11.2025

DATE CHECKED  
10.11.2025

J DOHERTY, CC6216A

PROJECT No 28-2025

01 OF 05

REV. -



Refer to JD Consulting OSWW Report 28-2025 signed and dated 11 November 2025

*James Doherty*

11.11.2025

JD Consulting  
PO Box 8  
Riverside TAS 7250

ISSUE

DATE

INSTALLATION of SEPTIC TANK and ABSORPTION BED for NEW DWELLING  
PAUL RAFFETY - 154 GULF ROAD, LIFFEY  
PART SITE PLAN - GENERAL LAA LAYOUT

NOVEMBER 2025

SCALES 1:1000 AT A3

DRAWN MF

DESIGNED JD

CHECKED JD

J DOHERTY, CC6216A

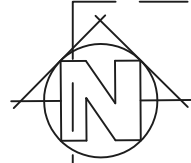
PROJECT No 28-2025

DATE PLOTTED 10.11.2025

DATE CHECKED 10.11.2025

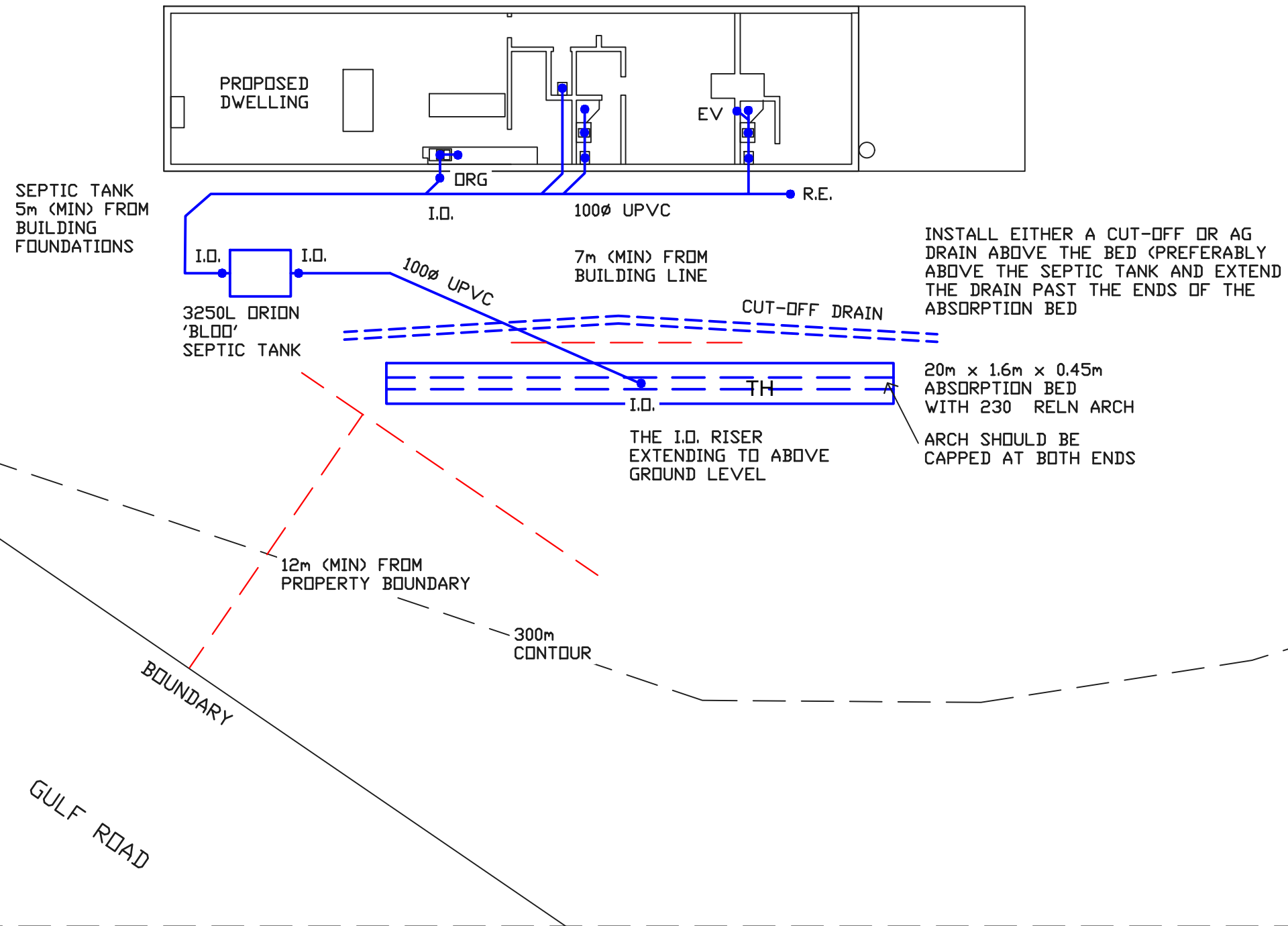
02 OF 05

REV. -



ALL PLUMBING & DRAINAGE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500

FALL  
↓



INSTALL EITHER A CUT-OFF OR AG DRAIN ABOVE THE BED (PREFERABLY ABOVE THE SEPTIC TANK AND EXTEND THE DRAIN PAST THE ENDS OF THE ABSORPTION BED)

20m x 1.6m x 0.45m ABSORPTION BED WITH 230 RELN ARCH  
ARCH SHOULD BE CAPPED AT BOTH ENDS

THE I.D. RISER EXTENDING TO ABOVE GROUND LEVEL

12m (MIN) FROM PROPERTY BOUNDARY

300m CONTOUR

GULF ROAD

Refer to JD Consulting OSWW Report 28-2025 signed and dated 11 November 2025

*James Doherty*

11.11.2025

JD Consulting  
PO Box 8  
Riverside TAS 7250

ISSUE

INSTALLATION of SEPTIC TANK and ABSORPTION BED for NEW DWELLING

PAUL RAFFETY - 154 GULF ROAD, LIFFEY

PART SITE PLAN - LAA LAYOUT

DATE

NOVEMBER 2025

SCALES 1:200 AT A3

DRAWN MF

DESIGNED JD

CHECKED JD

J DOHERTY, CC6216A

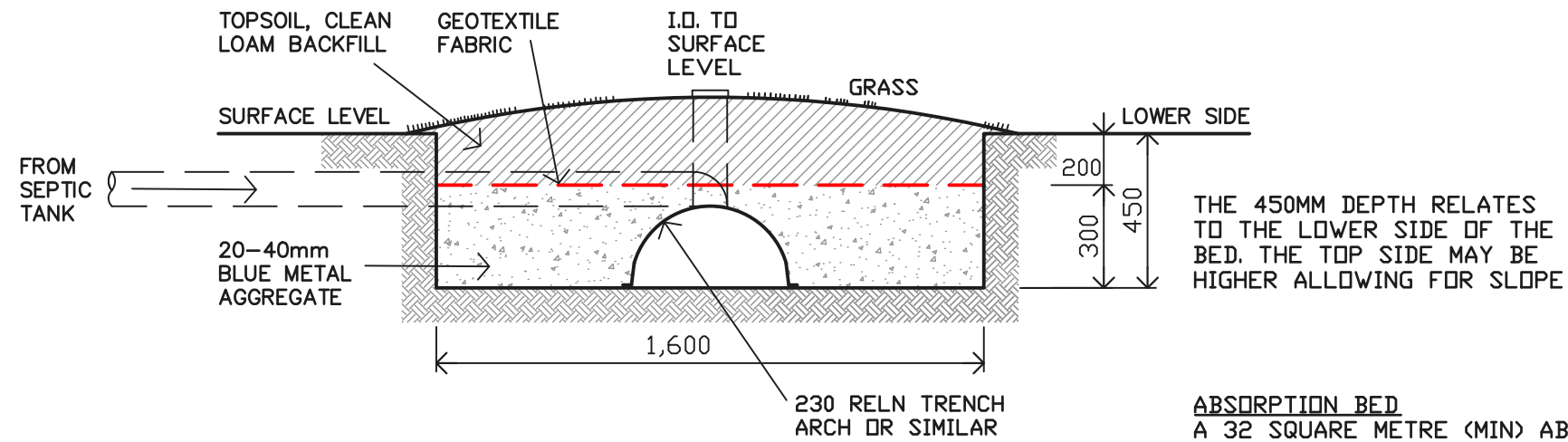
PROJECT No 28-2025

DATE PLOTTED 10.11.2025

DATE CHECKED 10.11.2025

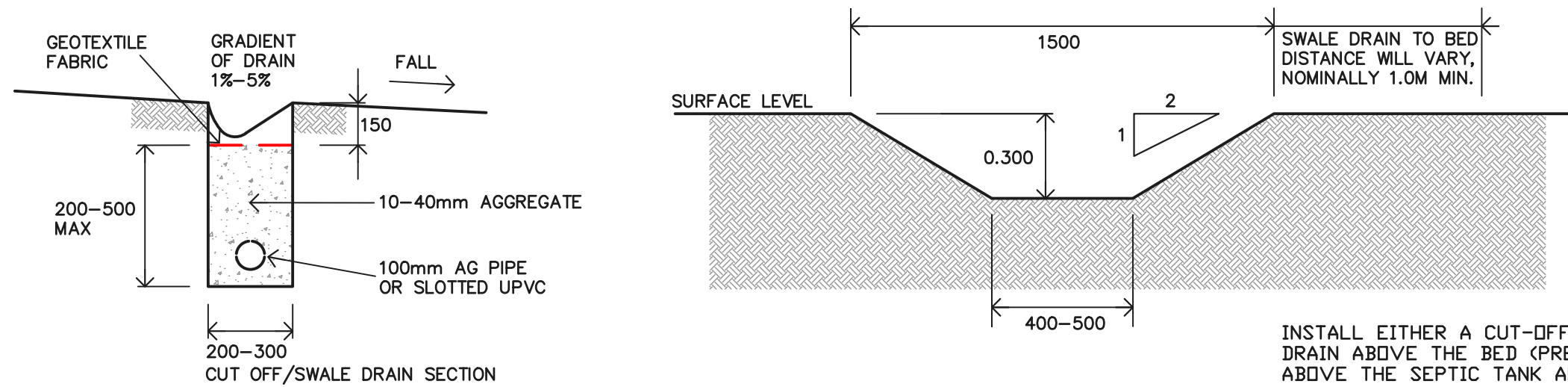
03 OF 05

REV. -



ABSORPTION BED DETAIL

**ABSORPTION BED**  
 A 32 SQUARE METRE (MIN) ABSORPTION BED IS REQUIRED. THIS WILL COMPRISE OF A SINGLE BED WITH THE DIMENSIONS OF 20M LONG X 1.6M WIDE X 0.45M DEEP ON THE LOW SIDE WITH 230MM RELN TRENCH ARCH INSTALLED CENTRALLY ALONG THE LENGTH OF THE BED.



CUT-OFF/SWALE/'AG' DRAIN SECTION

INSTALL EITHER A CUT-OFF OR AG DRAIN ABOVE THE BED (PREFERABLY ABOVE THE SEPTIC TANK AND EXTEND THE DRAIN PAST THE ENDS OF THE ABSORPTION BED)

Refer to JD Consulting OSWW Report 28-2025 signed and dated 11 November 2025

JD Consulting  
 PO Box 8  
 Riverside TAS 7250

11.11.2025 *James Doherty*

INSTALLATION of SEPTIC TANK and ABSORPTION BED for NEW DWELLING

PAUL RAFFETY - 154 GULF ROAD, LIFFEY

ABSORPTION BED & CUT-OFF/SWALE / 'AG' DRAIN DETAILS

DATE NOVEMBER 2025

SCALES 1:20 AT A3

DRAWN MF

DESIGNED JD

CHECKED JD

J DOHERTY, CC6216A

PROJECT No 28-2025

DATE PLOTTED 10.11.2025

DATE CHECKED 10.11.2025

04 OF 05

REV. -

## NOTES

### SEPTIC TANK

1. INSTALL A 3250 LITRE DRION BLOO SEPTIC TANK. THE SEPTIC TANK SHOULD BE PUMPED OUT EVERY 3 TO 5 YEARS.

### ABSORPTION BED

A 32 SQUARE METRE (MIN) ABSORPTION BED IS REQUIRED. THIS WILL COMPRISE OF A SINGLE BED WITH THE DIMENSIONS OF 20M LONG X 1.6M WIDE X 0.45M DEEP ON THE LOW SIDE WITH 230MM RELN TRENCH ARCH INSTALLED CENTRALLY ALONG THE LENGTH OF THE BED. THE ABSORPTION BED SHOULD BE SET OUT USING A LASER/DUMPY LEVEL OR SIMILAR TO ENSURE THE BOTTOM SIDE OF THE BED IS EXCAVATED ALONG THE SAME CONTOUR LINE.

2. ON THE OUTLET SIDE OF THE SEPTIC TANK, AND WITH A MINIMUM SEPARATION OF 2 METRES BETWEEN THE OUTLET OF THE SEPTIC TANK AND THE TOP SIDE OF THE ABSORPTION BED, INSTALL THE ABSORPTION BED AS SHOWN ON DRAWING SHEETS.

3. CONNECT THE 100MM UPVC FROM THE OUTLET SIDE OF THE SEPTIC TANK TO THE 230MM RELN TRENCH ARCH IN THE CENTRE OF THE BED TO ALLOW THE WASTEWATER TO FLOW IN BOTH DIRECTIONS. THE TRENCH ARCH SHOULD BE CAPPED AT BOTH ENDS WITH THE I.O. RISER EXTENDING TO ABOVE GROUND LEVEL.

### CUT-OFF/AG DRAIN

4. INSTALL EITHER A CUT-OFF OR AG DRAIN ABOVE THE BED (PREFERABLY ABOVE THE SEPTIC TANK AND EXTEND THE DRAIN PAST THE ENDS OF THE ABSORPTION BED.

### SETBACKS/SEPARATION DISTANCES

THE FOLLOWING SEPARATION DISTANCES ARE REQUIRED.

- SEPTIC TANK TO BUILDING FOUNDATIONS -MINIMUM 3 METRES.
- SEPTIC TANK TO PROPERTY BOUNDARY -N/A
- SEPTIC TANK TO TOPSIDE OF ABSORPTION BED-MINIMUM OF 2 METRES.
- ABSORPTION BED FROM THE BUILDINGS LINE -MINIMUM OF 7 METRES.
- ABSORPTION BED FROM PROPERTY BOUNDARY -MINIMUM 12 METRES

Refer to JD Consulting OSWW Report 28-2025 signed and dated 11 November 2025

*James Doherty*

JD Consulting  
PO Box 8  
Riverside TAS 7250

11.11.2025

DATE NOVEMBER 2025

INSTALLATION of SEPTIC TANK and ABSORPTION BED for NEW DWELLING

PAUL RAFFETY - 154 GULF ROAD, LIFFEY

NOTES

SCALES NTS

DRAWN MF

DESIGNED JD

CHECKED JD

J DOHERTY, CC6216A

DATE PLOTTED  
10.11.2025

DATE CHECKED  
10.11.2025

PROJECT No 28-2025

05 OF 05

REV. -

JD Consulting

PO Box 8

Riverside Tas 7250

Phone: 63301843

Mob: 0457469617

Email: [jldoherty581@bigpond.com](mailto:jldoherty581@bigpond.com)

# **Onsite Waste Water Disposal Assessment**

**at**

**154 Gulf Road, Liffey**

**prepared for**

**P Raffety**

**Prepared by James Doherty**

**Date of Report 11 November 2025**

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## Site Assessment Report for Onsite Wastewater Treatment System

<b>Owner &amp; Postal Address</b>	Paul Raffety 252 Leslie Road Kingston TAS 7050
<b>Site Address</b>	154 Gulf Road Liffey Tas 7301
<b>Title Details</b>	CT 160360/1

### 1 Introduction

154 Gulf Road (CT 160360/1) is rural residential land on the northern side of Gulf Road and directly opposite the Oura Oura Reserve. The owner wants to construct a 2 bedroom dwelling on the land. The land is unserviced and as such will require an onsite wastewater treatment and disposal system, water storage tanks and off grid power.

The following report provides information for council to assess the proposed wastewater concept and design which includes the installation of a 3000 litre septic tank and 32square metres of absorption drain.

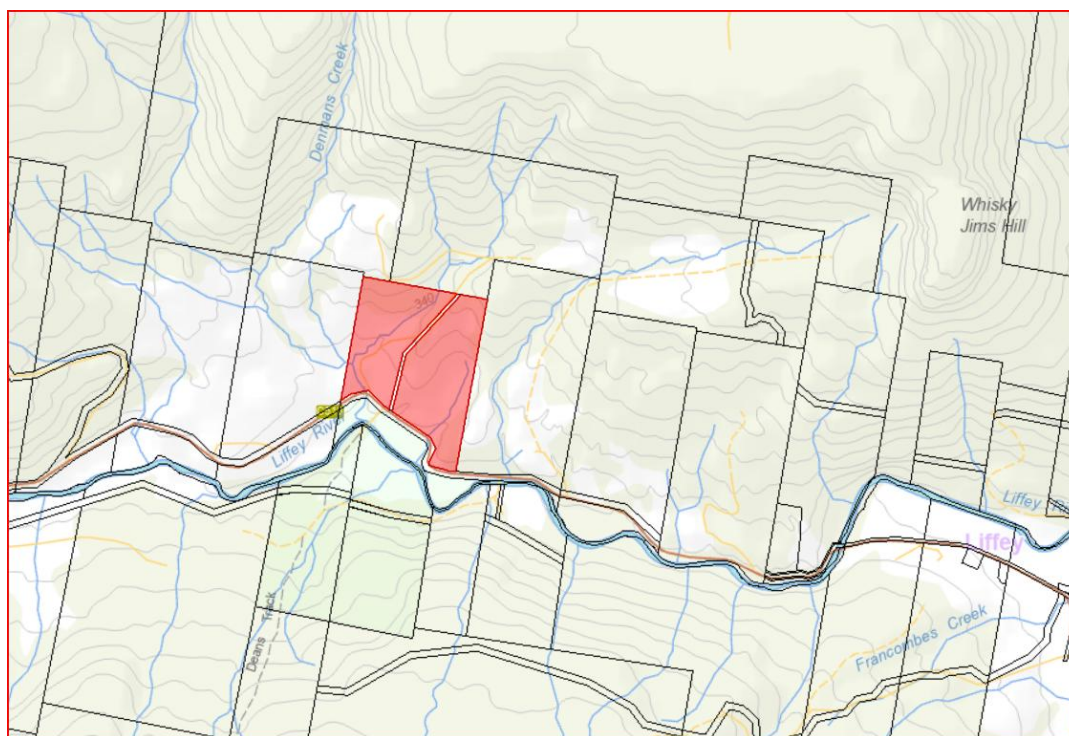
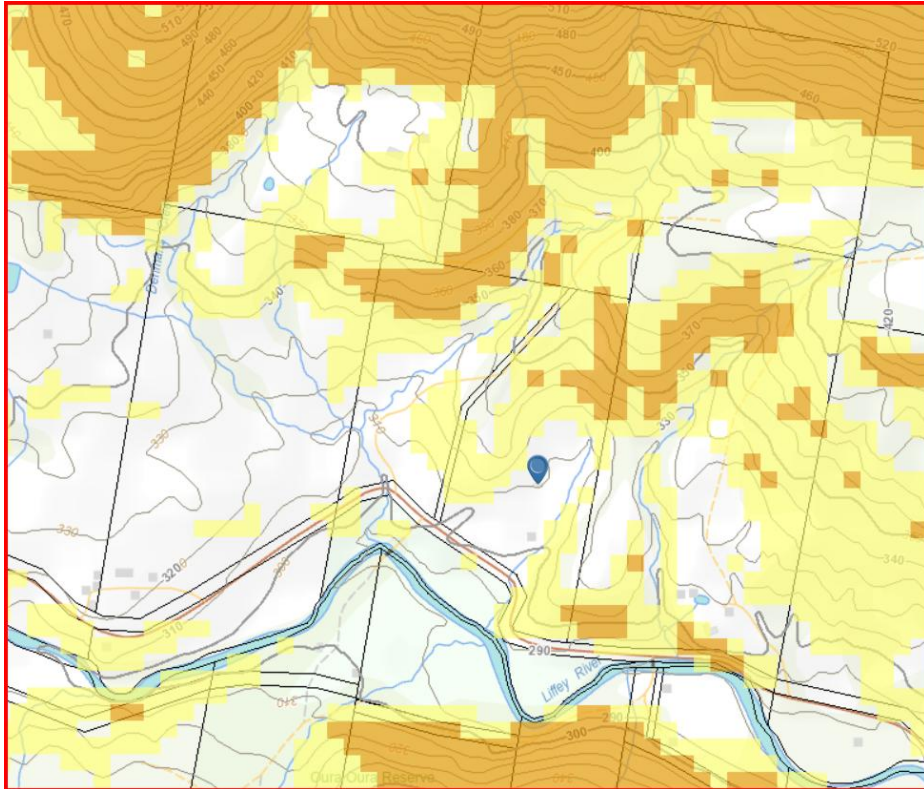
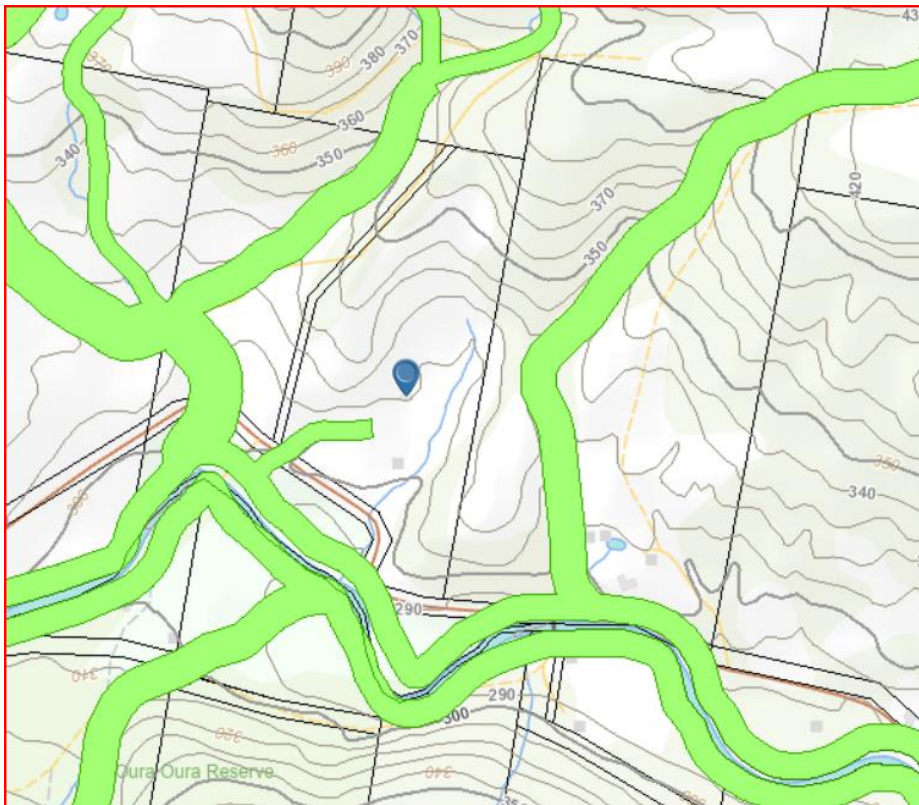


Figure 1 Locality map



**Figure 2** Topographic map showing contour lines and low/medium landslide hazard band areas



**Figure 3** Topographic map showing waterway and coastal protection areas. Note the proposed building site and the wastewater system location are outside of these areas



Figure 4 Aerial view

## 2 Input data

<b>Wastewater volume based on the number of bedrooms</b>	<p>2-bedroom dwelling with an occupancy of 4 people and a daily wastewater discharge of 120 litres/person/day, giving a total daily discharge of 480 litres.</p> <p>This figure is based on the information provided in Table H1 of AS/NZS 1547:2012 with tank water being provided to the property and the Director's Guidelines for On-site Wastewater Management Systems (Building Act 2016) - Table 1 Minimum number of persons per bedroom for hydraulic loading calculations for Class 1 and 2 buildings (dwellings)</p>
<b>Wastewater Treatment System and disposal system</b>	<p>New 3000 litre septic tank.</p> <p>Wastewater disposal area:</p> <p>Minimum wetted area required – Appendix L– Table L1</p> <p><math>A</math> (sq metres) = daily volume (litres)/DLR (mm/d)</p> <p><math>A = 480/15</math></p> <p><math>A = 32</math> sq metres</p> <p>Proposed primary treated wastewater disposal system consisting of a 20m x 1.6m x 0.45m absorption bed.</p>

## 3 Assessment Documents

Assessment documents attached include the following:

- a) Bore log – Tasman Geotechnics 5.8.2021.
- b) Drawing Sheets Installation of Septic Tank and Absorption Bed for New Dwelling. Site Plan, Part Site Plan – General LAA, Part Site Plan – LAA Layout, Absorption Bed & Cut-off/Swale/'AG' Drain Details, Notes. Project No 28-2025 Sheets 01-05 of 05 dated 10.11.2025.

## 4 Recommendations

That the following works be approved;

### Septic Tank

1. Install a 3250 litre Orion 'Bloo' septic tank. The septic tank should be pumped out every 3 to 5 years.

### Absorption Bed

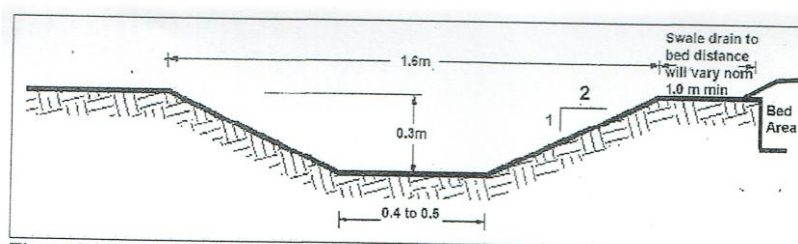
A 32sq m (min) absorption bed is required. This will comprise of a single bed with the dimensions of 20m long x 1.6m wide x 0.45m deep on the low side with 230mm ReIn trench arch installed centrally along the length of the bed. The absorption bed should be set out using a laser/dumpy level or similar, to ensure the bottom side of the bed is excavated along the same contour line.

2. On the outlet side of the septic tank, and with a minimum separation of 2 metres between the outlet of the septic tank and the top side of the absorption bed, install the absorption bed as shown on drawing sheets.

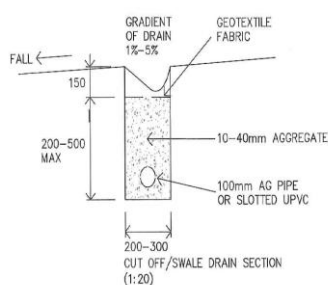
- Connect the 100mm UPVC from the outlet side of the septic tank to the 230mm ReIn trench arch in the centre of the bed to allow the wastewater to flow in both directions. The trench arch should be capped at both ends with the IO riser extending to above ground level.

#### Cut-off/AG Drain

- Install either a cut-off or Ag drain above the bed (preferably above the septic tank and extend the drain past the ends of the absorption bed).



**Figure 3 – Typical Swale Drain Cross-section to be used on this Site**



#### Setbacks/Separation distances

The following separation distances are required.

- Septic tank to building foundations – minimum 3 metres.
- Septic tank to property boundary – N/A
- Septic tank to topside of absorption bed – minimum of 2 metres.
- Absorption bed from the buildings line – minimum of 7 metres.
- Absorption bed from property boundary – minimum 12 metres

All plumbing work is to be carried out by a registered plumber.

## 5 Site Conditions

<b>Boundaries Confirmed</b>	Yes (where applicable)
<b>Disposal Area Orientation</b>	It is proposed to install the wastewater disposal field in the area between the dwelling and Gulf Road.
<b>Existing Buildings</b>	Land is currently vacant.
<b>Flood Potential</b>	Low
<b>Power Supply</b>	Mains power is available
<b>Slope &amp; % Slope Stability</b>	The topography of the land is convex spreading with a 5 degree slope to the southwest from the proposed dwelling location. .
<b>Surface Drainage</b>	Good.
<b>Vegetation</b>	The area is grassed.
<b>Water Courses (m)</b>	The Liffey River is on the southern side of Gulf Road.
<b>Water Table Depth</b>	Unknown. Greater than 2 metres
<b>Water Reticulation/Source</b>	Mains (potable) water is not available. Rainwater tanks will be installed and connected to the dwelling.

## 6 Site Evaluation

This section provides an overview of the site for suitability of onsite wastewater disposal and other environmental considerations.

### 6.1 Primary Disposal Area (m<sup>2</sup>)

A primary disposal area of 32m<sup>2</sup> is required for the disposal of primary treated wastewater from the dwelling.

### 6.2 Reserve Area

A reserve area has not been identified. There is insufficient land available for the installation of additional (new) absorption trenches when/if required.

### 6.3 Special requirements

A cut off drain above the wastewater disposal system is recommended. This can be in the form of a swale drain or an 'AG' drain.

### 6.4 Capacity Rating

Capacity Rating	Factor	Rating
	Site Drainage	Moderately good
	Flooding Potential	NA
	Impervious Layer Depth	Not identified
	% Gravel	Nil
	% Stone	Nil
	% Boulders	Nil
	% Rock Outcrop	Nil

### 6.5 Adopted Permeability

The site and soil evaluation indicated the soil has a permeability of 1.4-3.0m/d (Category 2 – Sand loam with a DLR of 15mm per day as described in Table L1 of AS/NZS 1547:2012.

## 7 System Design Criteria

The following disposal design is recommended for this application.

<b>Area for wastewater disposal</b>	32m <sup>2</sup> .
<b>Length of absorption bed</b>	20 metres.
<b>Width of absorption bed</b>	1.6 metre.
<b>Depth of wastewater distribution system</b>	Maximum of 450mm.
<b>Separation distance to boundaries or other features</b>	<p>The following separation distances are required.</p> <p>Septic tank to building foundations – minimum 3 metres.</p> <p>Septic tank to property boundary – N/A</p> <p>Septic tank to topside of absorption bed – minimum of 2 metres.</p> <p>Absorption bed from the buildings line – minimum of 7 metres.</p> <p>Absorption bed from property boundary – minimum 12 metres.</p>

### 7.1 Comment on Results

The site is deemed appropriate for in-ground absorption of primary treated effluent in the designated areas. There is sufficient land available within the proposed property

## 8 Disclaimer

This report is based on the conditions of the site encountered at the time of the inspection only. In the event of significant delays in the commencement of this project it is recommended that a further investigation be conducted to verify the conditions found in this report.

This assessment has been prepared on the basis of the plans and details provided for this development only. This assessment should not be applied to any project other than that originally specified at the time this report was issued.

This report should not be used without further consultation from the wastewater designer if significant changes to the development occur. Change may include but are not limited to variations in the location of the proposed building(s), the onsite wastewater disposal area, the location of wastewater treatment system, earthworks or other work that may impact upon the building settlement or slope stability.

Please note that because there are many factors affecting the successful operation of an on-site wastewater treatment system and the land application area, it is likely that at some time in the future additional work may be required to maintain the system operation.

JD Consulting will not be responsible for the interpretations of the report finding by others involved in the design and construction process for this project. Where any confusion exists clarification should be obtained from JD Consulting.

This report and any associated documents are only valid for a period of 12 months from the date below providing there have been no changes to the proposed plans or the site. Please contact the undersigned to confirm if the documentation is still valid if the work has not been commenced or completed within 12 months of the date below.

### 8.1 Copyright and Use of Documents

Copyright in all drawings, reports, specifications, calculations and other documents provided by JD Consulting in connection with the Services remain vested in JD Consulting. The Client has a licence to use the documents for the purpose of completing the project. However, the Client must not otherwise use the documents, make copies of the documents or amend the documents unless express approval in writing is given in advance by JD Consulting. The Client must not publish or allow to be published, in whole or in part, any document provided by JD Consulting or the name or professional affiliations of JD Consulting, without first obtaining the written consent of JD Consulting as to the form and context in which it is to appear.

### 8.2 Digital Copies of Report

If any report is provided to the Client in an electronic copy except directly from JD Consulting, the Client should verify the report contents with JD Consulting to ensure they have not been altered in any way from the original provide by JD Consulting.



James Doherty  
Date: 11.11.2025

## Appendices

### Appendix 1 Wastewater Loading Certificate

<b>Waste Water Loading Certificate</b>	
System Capacity	4 EP @ 120 litres/person/day
Design Summary	
<ul style="list-style-type: none"> <li>• Effluent Quality</li> </ul>	Primary
<ul style="list-style-type: none"> <li>• Adopted Soil Category</li> </ul>	Cat 2 with a permeability of 1.4-3.0m/day
<ul style="list-style-type: none"> <li>• Adopted DLR</li> </ul>	15mm/day
<ul style="list-style-type: none"> <li>• LAA Design</li> </ul>	Absorption bed
<ul style="list-style-type: none"> <li>• Primary LAA</li> </ul>	32sq metres.
<ul style="list-style-type: none"> <li>• Reserve Area</li> </ul>	100% of primary area. There is sufficient land available that can be used as a future drainage area.
Fixtures	<p>Standard water fixtures including 6/3 litre cistern, spring loaded aerator faucets or similar.</p> <p>Water efficient fitting and fixtures are not taken into consideration when determining the wastewater loading.</p> <p>The installation of water efficient fitting and fixtures will reduce the loading on the wastewater disposal area and are highly recommended.</p>
<b>Consequence of Variation in Effluent Flows</b>	
<ul style="list-style-type: none"> <li>• High Flows</li> </ul>	<p>The septic tank can treat up to 1000 litres/day.</p> <p>The land application area can receive and dispose of up to 480 litres of primary treated wastewater/day</p> <p>Discharges over the above may result in the flooding of the wastewater disposal area and a reduction in the life of the wastewater disposal area due extended wetted periods, insufficient settling time and increased hydraulic loading on the septic tank requiring more frequent pump outs to remove solids and scum.</p> <p>A reduction in the life of the system</p>
<ul style="list-style-type: none"> <li>• Low Flows</li> </ul>	Should not affect system performance.
<b>Consequences of Variation in Effluent Quality</b>	Can cause an increase in BOD or affect the wastewater disposal field due to the overuse.

**Consequences of Lack of Maintenance and Monitoring**

The system should be maintained in compliance with the recommendations of the wastewater report dated 11 November 2025 and any permit conditions required by the Council permit authority.

All livestock and vehicles should be excluded from the wastewater disposal area and the area fenced off.

Failure to maintain the septic tank and wastewater disposal system may lead to system failure, resulting in foul odours, attraction of pests and weed growth.

## Appendix 2 Standards for Wastewater Land Application Areas (Objective - PCA FP1.5 (a)-(c))

To provide for sustainable onsite wastewater management through the provision of appropriately designed and located land application areas and wastewater treatment units.

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <p>a) be no less than 6m;</p> <p>b) be no less than:</p> <ul style="list-style-type: none"> <li>i. 3m from an upslope building or level building;</li> <li>ii. If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building;</li> <li>iii. If secondary treated effluent and subsurface application, no less than 2m plus 0.25m from a downslope building</li> </ul>	<p>P1</p> <p>a) The land application area is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low</p>	<p>Complies with A1 a)</p> <p>The LAA is to be located with a separation distance of not less than 6m from the upslope building line.</p>
<p>A2</p> <p>Horizontal separation distance from a downslope surface water to a land application area must comply with (a) or (b)</p> <p>a) be no less than 100m; or</p> <p>b) be no less than the following:</p> <ul style="list-style-type: none"> <li>i. if primary treated effluent 15m</li> </ul>	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following;</p> <p>a) Setbacks must be consistent with AS/NZS1547 Appendix R</p> <p>b) A risk assessment in accordance with Appendix A AS/NZS 1547 has been completed that demonstrates</p>	<p>Complies with A2 b)i</p> <p>The land application area is to be located a minimum of 50 metres from the Liffey River.</p>

<p>plus 7m for every degree of average gradient to downslope surface water; or</p> <p>ii. if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to downslope surface water</p>	<p>that the risk is acceptable</p>	
<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following;</p> <p>a) be no less than 40 m from a property boundary; or</p> <p>b) be no less than;</p> <p>i. 1.5m from an upslope or level property boundary; and</p> <p>ii. If primary treated effluent 2m for every degree of average gradient from a downslope property boundary;</p> <p>iii. If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope boundary</p>	<p>P3</p> <p>Horizontal separation distance from a property boundary to a lined application area must comply with all of the following:</p> <p>a) Setback must be consistent with AS/NSZ1547 Appendix R; and</p> <p>b) A risk assessment in accordance with Appendix A of AS/NZS1547 has been completed that demonstrates that the risk is acceptable</p>	<p>Complies with A3 b) i &amp; ii</p>
<p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p>	<p>Complies with A4</p> <p>No wells or bores or similar water supply has been identified within 50m of the wastewater system</p>

<p>50m and not be within the zone of influence of the bore whether up or down gradient</p>	<p>a) Setback must be consistent with AS/NZS1547 Appendix R; and  b) A risk assessment completed in accordance with Appendix A of AS/NZS1547 demonstrates that the risk is acceptable</p>	
<p>A5  Vertical separation distance between groundwater and a land application area must not be less than;  a) 1.5m if primary treated effluent; or  b) 0.6m if secondary treated effluent</p>	<p>P5  Vertical separation distance between groundwater and a land application area must comply with the following;  a) Setbacks must be consistent with AS/NZS1547 Appendix R; and  b) A risk assessment completed in accordance with Appendix A of AS/NZS1547 that demonstrates that the risk is acceptable</p>	<p>Complies with A5 b)  No groundwater detected.</p>
<p>A6  Vertical separation distance between a limiting layer and a land application area must be no less than;  a) 1.5m if primary treated effluent;  b) 0.5m if secondary treated effluent</p>	<p>P6  Vertical setback must be consistent with AS/NZS1547 Appendix R</p>	<p>Complies with A6 b)  No limiting layer detected at 1.5m.</p>
<p>A7  Nil</p>	<p>P7  A wastewater treatment unit must be located a sufficient distance from building or neighbouring properties so that emissions (odours, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties</p>	<p>Complies</p>

## Appendix 3 Borelog

Job No. 28-2025		Borehole No. 1										
Client: P Raffety												
Site Address: 154 Gulf Road, Liffey												
Project: OSWW System for New Dwelling												
Date: 13 October 2025												
Logged by: James Doherty												
					Equipment			Auger				
Co-Ords												
Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture condition Consistency density index		Structure, additional observations
	1	2	3	4								
								SM	silty Sand, brown fine grained	M	MD	
						N I L	0.25					
							0.5	SM	silty Sand, brown fine to medium grained  orange-brown, trace of clay	M	MD	
							0.75					
							1.0		yellow-brown			
							1.25	SC	Clayey Sand fine grained, yellow	M/W		
							1.50	SM	grading to Silty Sand fine grained, yellow brown			
							1.75					
							2.0					
								BOH				



# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

Form **35**

Owner name  
 Address  
  Suburb/postcode

**Designer details:**

Name:  Category:   
 Business name:  Phone No:   
 Business address:   
  Fax No:   
 Licence No:  Email address:

**Details of the proposed work:**

Owner/Applicant:  Designer's project reference No.:   
 Address:  Lot No.:   
   
 Type of work: Building work  Plumbing work  (X all applicable)

**Description of work:**

*(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
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

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

Other details:

**Design documents provided:**

The following documents are provided with this Certificate –

*Document description:*

Drawing numbers: 28-2025	Prepared by: J Doherty	Date: 10.11.2025
Sheets 01-05 of 05 REV 01	Drawn by M Flood	
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Appendix H Table H1 AS/NZS1547:2012		
Appendix J Table J1 AS/NZS1547:2012		
Appendix L Table L1 AS/NZS1547:2012		
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

**Standards, codes or guidelines relied on in design process:**

AS/NZS1547:2012

Director's Guidelines for On-site Wastewater Management Systems – Building Act 2016

**Any other relevant documentation:**

Onsite Wastewater Report 28-2025 dated 11 November 2025.

**Attribution as designer:**

I James Doherty 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.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	James Doherty		11 November 2025

**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 James Doherty 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](http://www.taswater.com.au)

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	J Doherty		11 November 2025

Kind regards

Paul Raffety  
paulraffety@icloud.com

M 0410326663

252 Leslie Road  
Kingston  
TAS 7050

On 16 Sep 2025, at 9:52 am, Planning - Meander Valley Council  
<planning@mvc.tas.gov.au> wrote:

Good morning,

Please find attached your Planning Review PC\26\0032.

If you have any queries, please do not hesitate to call the Planning Department  
on 6393 5320.

Kind Regards,  
Chantelle

**Planning -  
Meander Valley  
Council**

Meander Valley Council

E: [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au)

P: 03 6393 5300

<Mail Attachment.png>

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[<Mail Attachment.png>](#)

<Plan Certs PlanCert 407218.pdf>

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