CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900

admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

Kellie Keating

Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025235**

Location: **981 Gunns Plains Road, Gunns Plains**

Proposal: **Residential - retrospective dwelling additions**

Performance Criteria: **Setbacks**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before **6 November 2025**

Date of Notification: **22 October 2025**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme – Central Coast

PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 16/10/2025
Application No: DA2025235
Doc ID: 535090

Office use only: *Zone:* *Permit Pathway – NPR/Permitted/Discretionary*

Use or Development Site:

Site Address 981 Gunns Plains Road, Gunns Plains. 7315

Certificate of Title Reference 124848/1

Land Area 25943 m2 **Heritage Listed Property** **NO** [x] **YES** [ ]

Applicant(s)

First Name(s) Steven **Surname(s)** Penton

Company name (if applicable) Steven Penton Building Design **Contact No:** 0419 248 910

Postal Address: PO Box 48 Port Sorell. 7307

Email address: penton.design@gmail.com

Please tick box to receive correspondence and any relevant information regarding your application via email. [ ]

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s) Luke and Jodi **Middle Names(s)**

Surname(s) Fielding **Company name** (if applicable)

Postal Address: 1019 Gunns Plains Road, Gunns Plains. 7315

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use Retrospective works (Additions to residence)

Use Class
Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

$ 300,000 Estimate/ ~~Actual~~x

Total floor area of the development 498 m^2

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Steven Penton , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant Date 16-10-2025

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date

If the permit application involves land owned or administered by the CROWN

I, _____the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we Steven penton

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s _____ Date 16-10-2025

Office Use Only	
Planning Permit Fee	$ .....
Public Notice Fee	$ .....
Permit Amendment / Extension Fee	$ .....
No Permit Required Assessment Fee	$ .....
TOTAL	**$ .....**
Validity Date	

RESULT OF SEARCH

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
124848	1
EDITION	DATE OF ISSUE
11	08-Aug-2025

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 16/10/2025
Application No: DA2025235
Doc ID: 535092

SEARCH DATE : 06-Oct-2025
SEARCH TIME : 11.13 AM

DESCRIPTION OF LAND

Parish of CASTRA, Land District of DEVON
Lot 1 on Sealed Plan 124848
Derivation : Whole of Lot 2 (Werona Estate) Gtd to L.D. Bonney
Prior CT 211855/2

SCHEDULE 1

E108364 TRANSFER to LUKE WILLIAM FIELDING and JODI LEE BORRETT Registered 30-Oct-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 124848 FENCING COVENANT in Schedule of Easements
SP 124848 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
E423105 MORTGAGE to Westpac Banking Corporation Registered 08-Aug-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER B.L. & A.M. Lee

FOLIO REFERENCE C.T. 211855-2
C.T. 198593-1

GRANTEE Whole of Lot 2, 101a 1r 20p, (Werona Estate) granted to Louis Donald Bonney and Part of Lot 4, 104a 0r 29p, (Werona Estate) Granted to Leslie Robert Lee.

PLAN OF SURVEY

BY SURVEYOR MR R.W. RANSON
LESTER FRANKS & CO PTY LTD
LOCATION
LAND DISTRICT OF DEVON
PARISH OF CASTRA

SCALE 1: 6000 LENGTHS IN METRES

Registered Number

SP 124848

APPROVED
EFFECTIVE FROM 21 NOV 1996
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 104

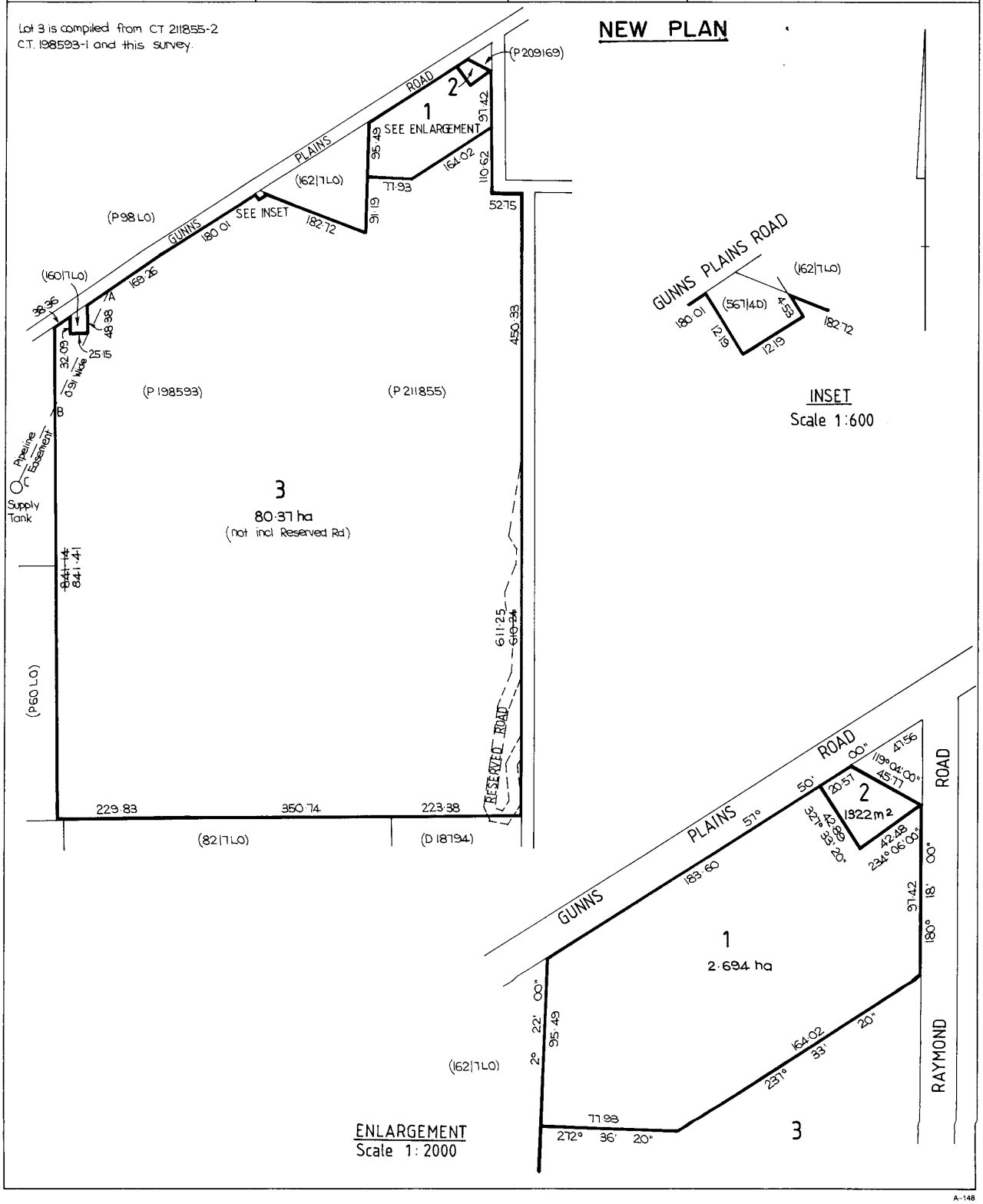
LAST UPI No. 6302445, 6302443

LAST PLAN No. P198593, P211855

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

Lot 3 is compiled from CT 211855-2 C.T. 198593-1 and this survey.

NEW PLAN



A-148

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED SIGNATURES MUST BE ATTESTED

REGISTERED NUMBER

SP 124848

EASEMENTS AND PROFITS

Each lot on the plan is together with:–
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:–
(1) such rights of drainage over the drainage easements shown on the plan if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS:

BENEFITING EASEMENT: the right in common with the Crown as the owner of that piece of land known and described as Lot 8 Werona Estate (hereinafter referred to as "the said owner") and in common with Alexander James Carter his heirs and successors as the owner of Lot 3 with William John Carter his heirs and successors as the owner of Lot 3A and with Douglas James Lee his heirs and successors as the owner of Lot 4B to the free passage flow and use of water through the pipe–line over the strip of land 0.91m wide marked A.B. on Plan No. 198593 from the supply tank installed on Lot 6 Werona Estate as shown on Plan No. 198593 RESERVING to "the said owner" the right as appurtenant to Lot 8 to lay and maintain a water pipe–line over the strip of land 0.91m wide marked B.C. on Plan No. 198593 and to the passage and flow of water through the said pipe and for the surveyors and workmen of the said owner from time to time and at all reasonable times hereafter to enter upon the said strip of land marked B.C. on Plan No. 198593 and to inspect repair cleanse amend and replace such water pipe–line without doing unnecessary damage to the said strip of land marked B.C. on Plan No. 198593 and land adjacent thereto.

BURDENING EASEMENT: the right for the owners of Lots 3, 3A and 4B to lay and maintain a water–pipe line over the said strip of land marked B.C. on Plan No. 198593 and to the passage and flow of water through the said pipe and for the surveyors and workmen of the respective owners of those lots from time to time and at all reasonable times hereafter to enter upon the said strip of land marked B.C. on Plan No. 198593 to inspect repair cleanse amend and replace such water pipe–line without doing unnecessary damage to the said strip marked B.C. and land adjacent thereto.

SUBJECT TO: the said Leslie Robert Lee his heirs and successors bearing a proportional part of the cost (including caretaker's wages) of the maintenance and upkeep of the supply tank and that portion of the pipe–line situate on Lot 6 and the said land within described which is in common use.

COVENANTS:

1. The Owner of each Lot shown on the plan covenants with the Vendors Byron Leslie Lee and Andrea Merle Lee that the Vendors shall not be required to fence.

NO OTHER COVENANTS EASEMENTS OR PROFITS A PRENDRE ARE CREATED TO BENEFIT OR BURDEN THE LAND SHOWN ON THE SAID PLAN

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: BYRON LESLIE LEE and ANDREA MERLE LEE
FOLIO REF: VOLUME 198593 FOLIO 1 and VOLUME 211855 Folio 2
SOLICITOR & REFERENCE: MGH:LJR:960259

PLAN SEALED BY: the Central Coast Council
DATE: 15th July 1996
SUB95618A
REF No.
Council Delegate

NOTE: THE COUNCIL DELEGATE MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION

ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 2 OF 2 PAGES

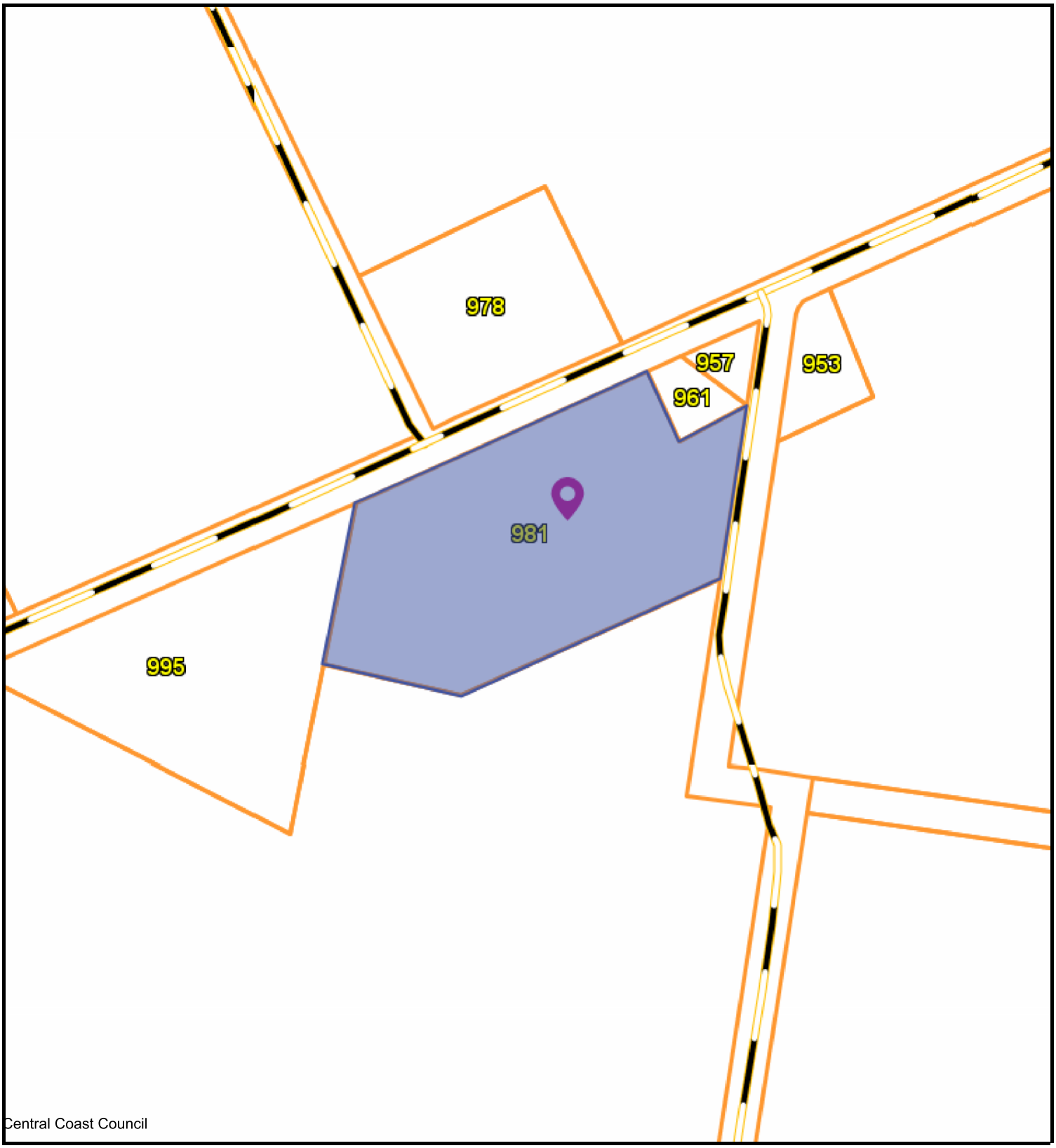
Registered Number

SP 124848

SUBDIVIDER:- BYRON LESLIE LEE and ANDREA MERLE LEE
FOLIO REFERENCE:- VOLUME 198593 FOLIO 1 and VOLUME 211855 FOLIO 2

SIGNED by BYRON LESLIE LEE)
and ANDREA MERLE LEE)
the registered proprietors of)
the land comprised in)
Folios of the Register Volume 198593)
Folio 1 and Volume 211855 Folio 2)
in the presence of :)

NOTE: Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing



CENTRAL COAST COUNCIL
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
admin@centralcoast.tas.gov.au

21-Oct-2025

981 GUNNS PLAINS ROAD, GUNNS PLAINS
DA2025235

IMPORTANT
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

50 m

Scale = 1:2940.840

GEOTON Pty Ltd
Geotechnical Consultants

Geoton Pty Ltd ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

17 September 2025

Reference No. GL13045Bc

Mr Luke Fielding
981 Gunns Plains Road
GUNNS PLAINS TAS 7315

Dear Sir

RE: On-site Wastewater Disposal Assessment and Design
981 Gunns Plains Road, Gunns Plains

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	25/03/13	M Street	T Barriera	Original
Bc	17/09/25	T Liew	S Shahandeh	Updated report

1 INTRODUCTION

A limited scope investigation has been conducted for Mr Luke Fielding at the site of a proposed residential development at 981 Gunns Plains Road, Gunns Plains.

We understand that the existing house has been extended from a four bedroom to a six bedroom house. As such, the potential wastewater volume will increase, and the site needs to be re-assessed to determine the suitability of the site for the disposal of domestic wastewater in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management”.

2 FIELD INVESTIGATION

The field investigation was conducted on 22 March 2013 and involved the drilling of 3 boreholes by hand auger to refusal depths of 1.2m to 1.3m. The permeability of the site was tested using the Cromer Constant Head Permeameter.

A recent site visit was conducted on 17 September 2025 confirming that there were no significant changes to the site conditions since the last report.

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

3 SITE CONDITIONS

The site contains an existing wastewater disposal system that consists of a 3500L septic tank for the blackwater with a 25m long absorption trench (1m wide and 0.6m deep), and a separate 18m long absorption trench (1m wide and 0.6m deep) for the greywater. The greywater is discharged directly to the trench without the treatment of a septic tank. The existing trench system appears to be working correctly with no evidence of any overflow or boggy ground.

The blackwater is disposed of to the west of the dwelling on a gentle slope with a low grass cover. Downslope of the blackwater trench is a small concrete-lined pond. The greywater is disposed of to the east of the dwelling, with the disposal field having a low grass cover and a very gentle fall to the north. (see Drawing 1).

The Mineral Resources Tasmanian (MRT) Digital Geological Atlas, 1:25,000 Series, shows the site to be located on Quaternary period older alluvium of river terraces.

Examination of the LIST CFEV Integrated Conservation Value layer indicates that the the site is located within a Medium Integrated Conservation Value area.

The investigation indicated that the soil profile was relatively uniform over the site. The boreholes encountered sandy silt topsoil to depths of 0.1m and 0.2m, overlying sandy clayey silt to auger refusal on inferred rock at depths of 1.2m and 1.3m.

No signs of karstic features were encountered during the site visit on 17 September 2025.

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

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

4 EFFLUENT DISPOSAL

4.1 Wastewater Volume

The AS/NZS 1547:2012 provides a guide for typical wastewater flow allowances under a range of circumstances. As the dwelling is fitted with standard water reduction fixtures (dual flush toilet, aerated faucets, water conserving washing machine etc), the standard recommends a typical wastewater flow of 120 litres/person/day for households on tank water. As the dwelling is 6 bedrooms with a population equivalent of 9, a value of 1080L/day (approximately 648L/day greywater + 432L/day blackwater) has been adopted.

4.2 Permeability of Soil and Soil Classification

The soil has been classified as follows:

- Texture - Loams;
- Structure- Moderately Structured (Table E4 from AS1547-2012); and
- Category - 3 (Table E1 from AS1547-2012).

The permeability (K_{sat}) at the site was measured at 1.6m/day. For moderately structured Category 3 soils the indicative permeability from AS1547 Table L1 is 1.5 to 3.0m/day. Therefore, the permeability is within the range for moderately structured Category 3 soils.

- Adopted Permeability – 1.6m/day.

4.3 Disposal and Treatment Method

This site assessment indicates that the site is suitable for the disposal of domestic effluent by way of a septic tank and absorption trenches. The soil within the proposed effluent disposal areas is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

The wastewater on site has been separated into blackwater and greywater. The blackwater is required to have a septic tank with a minimum capacity of 3000L. The existing blackwater septic tank is 3500L and is therefore a sufficient size to treat the blackwater onsite.

The greywater septic tank is required to have a minimum capacity of 3000L. A greywater septic tank is required to be installed.

4.4 Design Loading Rate

The design loading rate for Category 3 soils with a moderate structure has a maximum rate of 25mm/day as outlined in AS/NZS 1547:2012 Table L1. As the site has relatively shallow rock (approximately 1.2m) the adopted design loading rate for the absorption trenches has been set at 20mm/day.

4.5 Absorption Trench System

Guidelines for the design of the absorption trench systems are outlined in AS/NZS 1547:2012 Appendix L. The method of determining the dimensions for the absorption trenches is outlined in AS/NZS 1547:2012 Section L4 and is as follows:

$$L = \frac{Q}{DLR \times W}$$

Where L= Length in metres

Q= Design daily flow in L/day

DLR= Design Loading Rate in mm/day

W= Trench width in metres

4.5.1 Blackwater

As the DLR value has been set at 20mm/day and the blackwater design daily flow (Q) has been set at 432 L/day, when the parameters are inserted in the above equation the trench dimensions required are as follows:

- Trench length = 21.6m
- Trench width = 1.0m
- Trench depth = 0.6m

This would give a disposal area of approximately 21.6m^2. These dimensions may be modified to suit the client's needs provided that the total length remains.

There is an adequate secondary (back-up) area of 21.6m^2 if required.

The existing 25m long trench (1.0m wide and 0.6m deep) is sufficient to dispose of the blackwater.

4.5.2 Greywater

As the DLR value has been set at 20mm/day and the greywater design daily flow (Q) has been set at 648L/day, when the parameters are inserted in the above equation the trench dimensions required are as follows:

- Trench length = 32.4m (2 x 16.2m trenches)
- Trench width = 1.0m
- Trench depth = 0.6m

The existing 18m long trench (1.0m wide and 0.6m deep) is to remain, and an additional 16.2m trench is to be installed (1.0m wide and 0.6m deep) to dispose of the greywater.

The additional trench is to be installed along the contours and below the existing trench.

The disposal field for the above scenario would need to be a minimum of 18m long and 4m wide, as a 2m separation must be left between trenches.

This would give a disposal area of approximately 72m^2. These dimensions may be modified to suit the client's needs, provided that the total length remains and the spacings between and around the trenches are adhered to.

There is adequate secondary (back-up) area of 72m^2 if required.

The trenches are to be located in the area shown on the site plan. A distribution box is to be installed to ensure even distribution of effluent to the two trenches.

The trenches are to be constructed as per the cross sections located on Drawing WW-12 attached.

4.6 Setbacks

The minimum separation distance between the disposal area and horizontal and vertical features is based on Appendix R from AS/NZS 1547:2012 "Recommended Setback Distances for Land Application Systems" and Section 3.1 from the *Building Act 2016:* Director's Guidelines for On-site Wastewater Management Systems. The following minimum setbacks are required:

- 29.0m from downslope watercourses and sensitive features;
- 4.0m from downslope property boundaries;
- 1.5m from cross-slope or upslope property boundaries;
- 6.0m from downslope buildings;
- 3.0m from cross-slope or upslope buildings; and
- 3.0m from downslope cut batters.

Due to the close proximity of the concrete pond to the blackwater absorption trench it is recommended that a diversion/cut-off drain be installed above the pond.

4.7 Wastewater Recommendations

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

- Septic tanks **must be** pumped out at least every 3 to 5 years or more frequently depending on usage;
- Minimise domestic water use;
- Minimise the use of non-biodegradable detergents;
- Minimise the use of detergents containing phosphorous (e.g. Calgon and similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor quality of groundwater.

5 REFERENCES

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

Standards Australia Limited. (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.

Attachments:

Limitations of report

Drawing 1 – Site Plan

Drawing WW-01 – Typical Cut-off Drain Section

Drawing WW-12 – Typical Trench Section

Appendix A – Borehole Logs & Explanation Sheets

Appendix B – Certificate Forms

GEOTON Pty Ltd

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

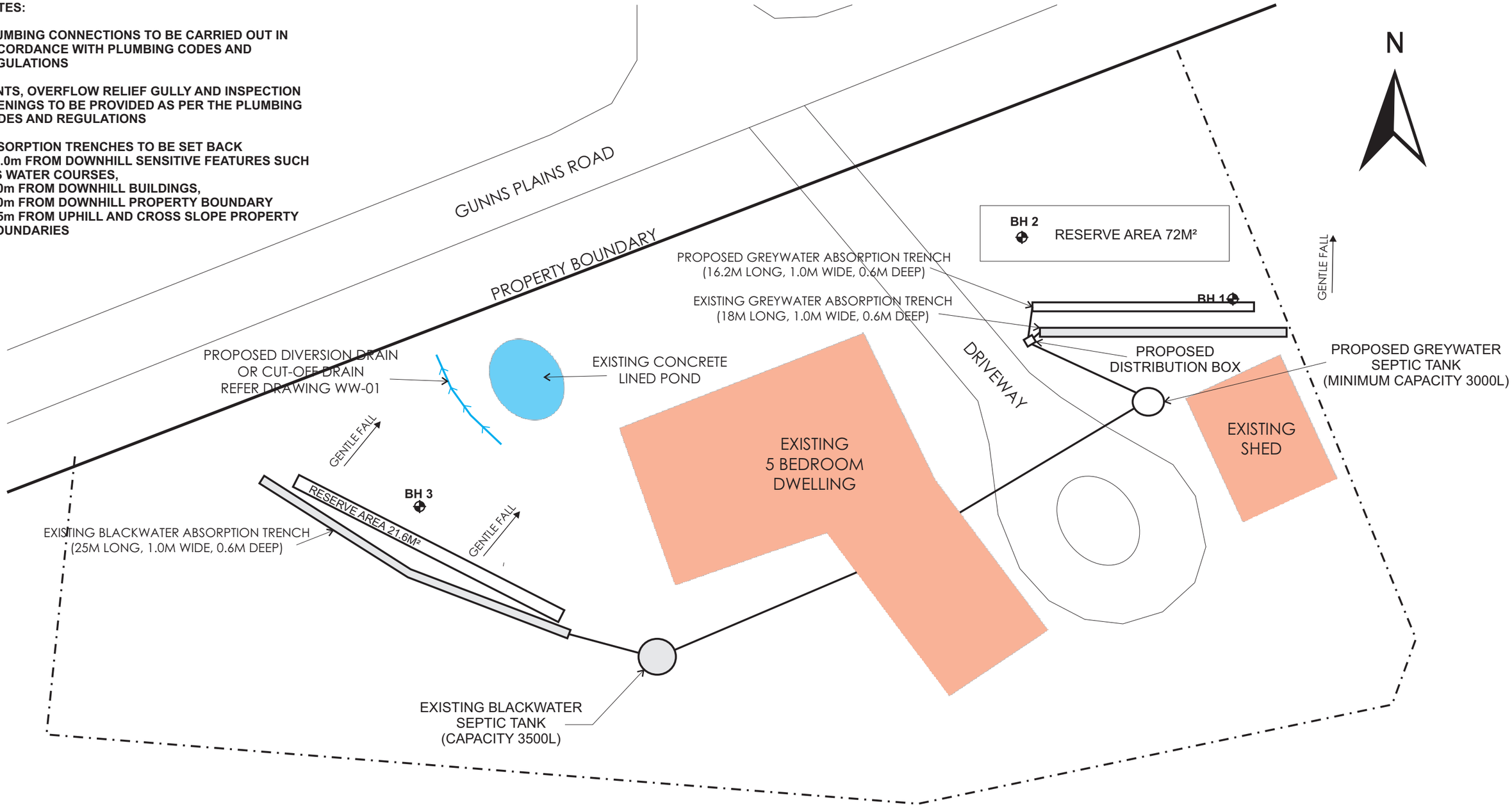
This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.

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

ABSORPTION TRENCHES TO BE SET BACK
- **29.0m FROM DOWNHILL SENSITIVE FEATURES SUCH AS WATER COURSES,**
- **6.0m FROM DOWNHILL BUILDINGS,**
- **4.0m FROM DOWNHILL PROPERTY BOUNDARY**
- **1.5m FROM UPHILL AND CROSS SLOPE PROPERTY BOUNDARIES**



Legend

BH 1 — Approximate Borehole Location

Existing Absorption Trenches

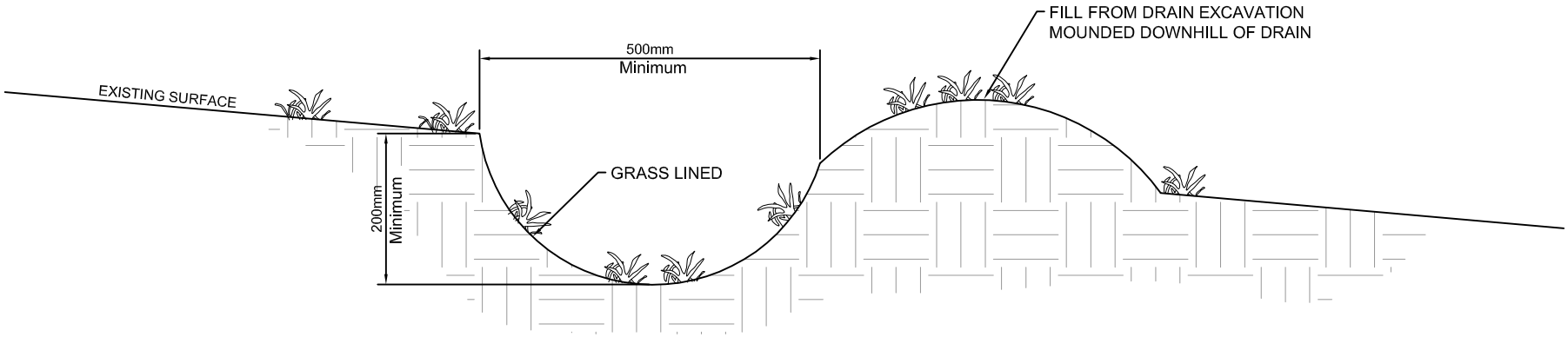
Existing Fence

Approximate Scale (m)

0 5 10 15 20

GEOTON Pty Ltd		client:	**MR LUKE FIELDING**
		project:	**981 GUNNS PLAINS ROAD GUNNS PLAINS**
date	**17/09/25**	drawn	**TL**
scale	**As Shown**	approved	**TB**
original size	**A3**	rev	
title:	**SITE PLAN**		
project no:	**GL13045B**	drawing no.	**1**

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

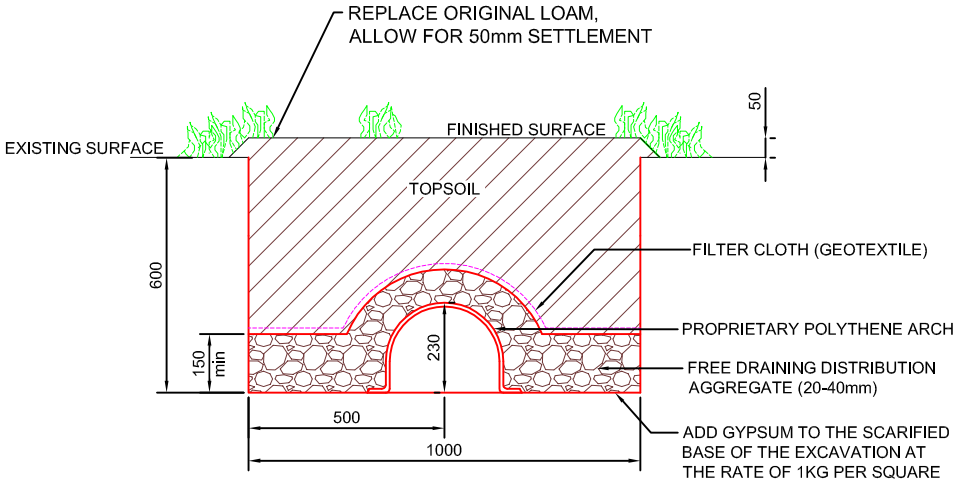
NOTES:

DO NOT COMPACT THE TRENCH AREA OR EXPOSE TO TRAFFIC.

THE TRENCH FLOOR SHOULD BE LEVEL, EVENLY RAKED AND HAVE NO LOW SPOTS. TRENCH WALLS MUST NOT BE SMEARED.

ENSURE PIPE WORK IS INSTALLED CORRECTLY TO ENSURE THAT THE EFFLUENT IS EVENLY DISTRIBUTED THROUGHOUT THE LAND APPLICATION AREA.

GEOTON Pty Ltd
GEOTECHNICAL CONSULTANTS



TYPICAL ARCH SECTION

SCALE 1:20

SCALE

0mm 250mm 500mm 750mm 1000mm

DRAWING:	WW-12
DATE:	25/09/18
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA

Appendix A

Borehole Logs

GEOTON Pty Ltd
Geotechnical Consultants
PO Box 522 Prospect TAS 7250
3/1, 2 Trotters Lane Prospect TAS
T (03) 6343 1900 F (03) 6343 1906

ENGINEERING BOREHOLE LOG

Borehole no. BH1
Sheet no. 1 of 1
Job no. GL13045B

Client : Mr Luke Fielding
Project : Wastewater Assessment
Location : 981 Gunns Plains Road, Gunns Plains
Date : 22/03/2013
Logged By : MS

Drill model : Hand Auger
Hole diameter : 80mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
							ML	TOPSOIL - Sandy Silt, low plasticity, fine grained sand, brown	M	F	Topsoil - grass roots
HA	N				0.25		ML	SANDY CLAYEY SILT - medium/low plasticity, fine grained sand, brown/ orange, with a trace of gravel	M	St	
					0.50			Becoming brown/yellow, with some gravel			
					0.75						
					1.00						
					1.25			Borehole terminated at 1.2m Auger refusal on inferred rock			
					1.50						
					1.75						
					2.00						
					2.25						

GEOTON Pty Ltd
Geotechnical Consultants
PO Box 522 Prospect TAS 7250
3/1, 2 Trotters Lane Prospect TAS
T (03) 6343 1900 F (03) 6343 1906

ENGINEERING BOREHOLE LOG

Borehole no. BH2
Sheet no. 1 of 1
Job no. GL13045B

Client : Mr Luke Fielding
Project : Wastewater Assessment
Location : 981 Gunns Plains Road, Gunns Plains
Date : 22/03/2013
Logged By : MS

Drill model : Hand Auger
Hole diameter : 80mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
							ML	TOPSOIL - Sandy Silt, low plasticity, fine grained sand, brown	M	F	Topsoil - grass roots
HA	N				0.25		ML	SANDY CLAYEY SILT - medium/low plasticity, fine grained sand, brown/ orange, with a trace of gravel	M	St	
					0.50						
					0.75						
					1.00			With some gravel			
					1.25						
								Borehole terminated at 1.3m Auger refusal on inferred rock			
					1.50						
					1.75						
					2.00						
					2.25						

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Geotechnical Consultants
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3/1, 2 Trotters Lane Prospect TAS
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ENGINEERING BOREHOLE LOG

Borehole no. BH3
Sheet no. 1 of 1
Job no. GL13045B

Client : Mr Luke Fielding
Project : Wastewater Assessment
Location : 981 Gunns Plains Road, Gunns Plains
Date : 22/03/2013
Logged By : MS

Drill model : Hand Auger
Hole diameter : 80mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
							ML	TOPSOIL - Sandy Silt, low plasticity, fine grained sand, brown	M	F	Topsoil - grass roots
HA	N				0.25		ML	SANDY CLAYEY SILT - medium/low plasticity, fine grained sand, red/ orange, with a trace of gravel	M	St	
					0.50						
					0.75						
					1.00			With some gravel			
					1.25						
								Borehole terminated at 1.3m Auger refusal on inferred rock			
					1.50						
					1.75						
					2.00						
					2.25						

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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)

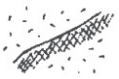
SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

Certificate Forms

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Mr Luke Fielding *Owner name*
981 Gunns Plains Road *Address*
Gunns Plains TAS 7315 *Suburb/postcode*

Designer details:

Name: Matthew Street
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: CC6221N
Email address: admin@geoton.com.au

Details of the proposed work:

Owner/Applicant Mr Luke Fielding
Designer's project reference No. GL13045Bc
Address: 981 Gunns Plains Road
Lot No: 124848/1
Gunns Plains TAS 7315

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

Description of work:

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 GL13045Bc, dated 17/09/2025

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 Matthew Street 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:	Matthew Street		17/09/2025
Licence No:	CC6221N		

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 Matthew Street 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:	Matthew Street		17/09/2025

GEOTON Pty Ltd
Geotechnical Consultants

LOADING CERTIFICATE

To:	**Mr Luke Fielding**		*Owner /Agent*	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	981 Gunns Plains Road		*Address*	
	Gunns Plains TAS	**7315**	*Suburb/postcode*	

Details of work:

Address:	**981 Gunns Plains Road**	Lot No:	1
	Gunns Plains TAS **7315**	Certificate of title No:	124848/1
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 GL13045Bc dated 17/09/2025 Drawing 1 – Site Plan Drawing WW-12 – Typical Trench 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 = 9 (6 Bedrooms)
Wastewater volume (L/day) used for this assessment = 1080 (120 Litres per person)
Approximate blackwater volume (L/day) = 432
Approximate greywater volume (L/day) = 648

Soil Characteristics/Design Criteria

Texture (Table E1 from AS/NZS 1547) = Loam
Soil category (Table E1 from AS/NZS 1547) = 3
Soil structure (Table E4 from AS/NZS 1547) = Moderate
Indicative permeability (Table 5.1 from AS/NZS 1547) = 1.5-3.0m/day
Adopted permeability = 1.6m/day
Adopted Design Loading Rate = 20mm/day
Soil thickness for disposal = >1.3m
Minimum depth (m) to water = >1.3m

Dimensions for On-Site Treatment System

Disposal and treatment methods = separate black water and grey water septic tanks and absorption trenches
Site modification and specific design = N/A
Primary blackwater disposal area = 21.6m^2
Reserve blackwater area = 21.6m^2
Primary greywater disposal area = 72.0m^2
Reserve grewater area = 72.0m^2

Location and use of Reserve area = Reserve areas located adjacent to the primary disposal areas
Is there sufficient area available on site for disposal (including reserve) = Yes

Notes

The purpose of the reserve area is to allow for future extension 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 a septic tank capacity of 3000L and wastewater design volume of 1000L/day the allowable variation from design flow (peak loading events) would be an additional 568L/day for blackwater and 352L/day for greywater (Total flow of 1000L/day as per table J1 of AS/NZS 1547:2012).

System Limitations

Consequences of overloading the system:
Overloading the system can result in failure of the septic tank and land application system. This is a serious health and environmental hazard and can lead to any one or more of the following: Spread of infectious disease; Breeding of mosquitoes and attraction of flies and rodents; Nuisance and unpleasantness; Pollution of waterways; Contamination of bores, wells and groundwater; and alteration to local ecology.

Consequences of under loading the system:
Under loading the system may result in the bacteria to stop working and system failure.

Operation Requirements

Refer to Section T5.2.1 of AS/NZS 1547:2012 for additional requirements.
For on-site system to work well the following is required:

- Reduce sludge building up through scraping all dishes to remove fats/grease; don't use a food waste disposal unit; and don't put sanitary napkins into the system.
- To keep bacteria working in the septic tank use biodegradable soaps; use a low phosphorous detergent; don't use powerful bleaches and disinfectants; and don't put chemicals or paint down the drain.
- Conservation of water will reduce the volume of effluent requiring disposal to the land application area, make it last longer and improve its performance.

Maintenance Requirements

Refer to Section T5.2.2 of AS/NZS 1547:2012 for additional requirements.

Maintenance of the system should include the following:

- Septic tanks must be inspected at least annually and pumped out regularly once the scum and sludge occupy two thirds of the tank volume. Typically a septic tank must be pumped out at least every 3 to 5 years or more frequently depending on usage.
- Grease traps must be inspected at least quarterly and cleaned out regularly.
- Deep rooting trees or shrubs should not be grown over absorption trenches or pipes.
- Surface water diversion drains should be maintained upslope of and around the land application area and kept clean to reduce seepage of rainwater into the trenches.
- Maintain disposal area by maintaining plants and mowing grass to ensure that plants/grasses take up nutrients with maximum efficiency.
- Check disposal area for blockages such as wet spots and uneven grass colour.

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		17/09/2025	GL13045Bc

Architectural Drawings

Project Number 2425-51

No.	Title	Rev	Date
01	Cover Sheet	02	06-10-2025
02	Site Plan	02	
03	Floor Plan 01	02	
04	Floor Plan 02	02	
05	Elevations 01	02	
06	Elevations 02	02	

Additions to Residence
981 Gunns Plains Road
Gunns Plains

Luke and Jodi Fielding

PROJECT INFORMATION	
BUILDING DESIGNER	STEVEN PENTON
ACCREDITATION NUMBER	CC491K
TITLE REFERENCE	PID 1753784 CT 124848/1
PLANNING SCHEME ZONE	AGRICULTURE
FLOOR AREA EXISTING	318 m2
FLOOR AREA ADDITIONS	180 m2
FLOOR AREA TOTAL RESIDENCE	498 m2
SITE AREA	25943 m2
DESIGN WIND SPEED	N2
SOIL CLASSIFICATION	M (Assumed)
CLIMATE ZONE	7
BUSHFIRE RATING	BAL 12.5
ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 16/10/2025

Application No: DA2025235

Doc ID: 534933

ABN – 84 530 588 051

Tammy Smith
Energy

Thermal performance assessor - DMN/12/1448
Bushfire practitioner - BFP-126

PO Box 48 Port Sorell, Tasmania 7307

0419 560 727

Design Matters National
The peak body for the building design profession
Member

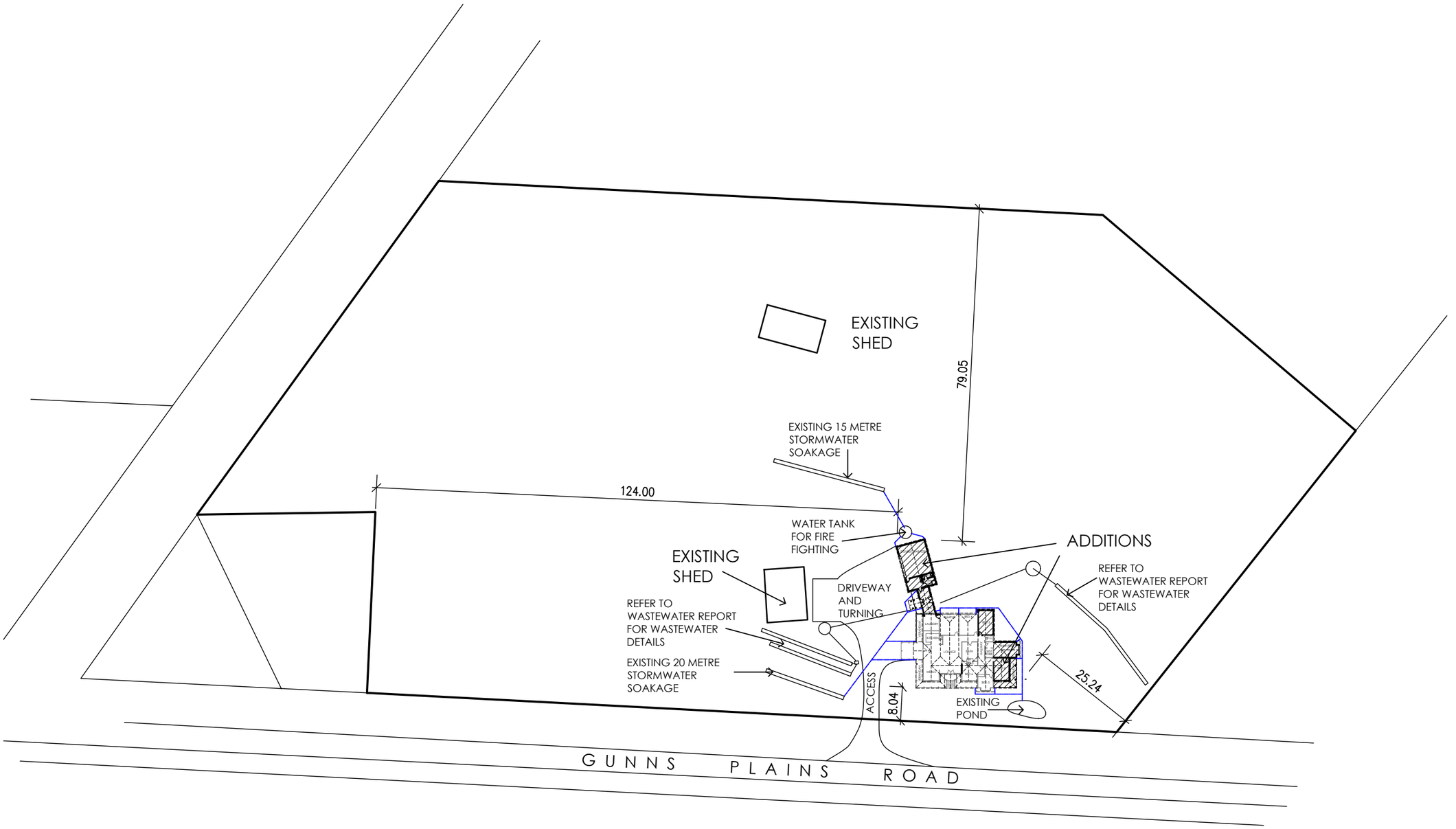
ABN – 84 530 588 051

Steven Penton
Building Design

PO Box 48 Port Sorell. Tasmania 7307

0419 248 910

Accreditation CC491K



CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 16/10/2025

Application No: DA2025235

Doc ID: 534933

Revisions:					
01	PRELIMINARY	11-08-2025			
02	PLANNING	06-10-2025			

PO Box 48 Port Sorell
Tasmania 7307
0419 248 910
Accreditation. CC491K
ABN – 84 530 588 051

Steven Penton
Building Design

ADDITIONS TO RESIDENCE

981 GUNNS PLAINS ROAD
GUNNS PLAINS

LUKE AND JODI FIELDING

Site Plan

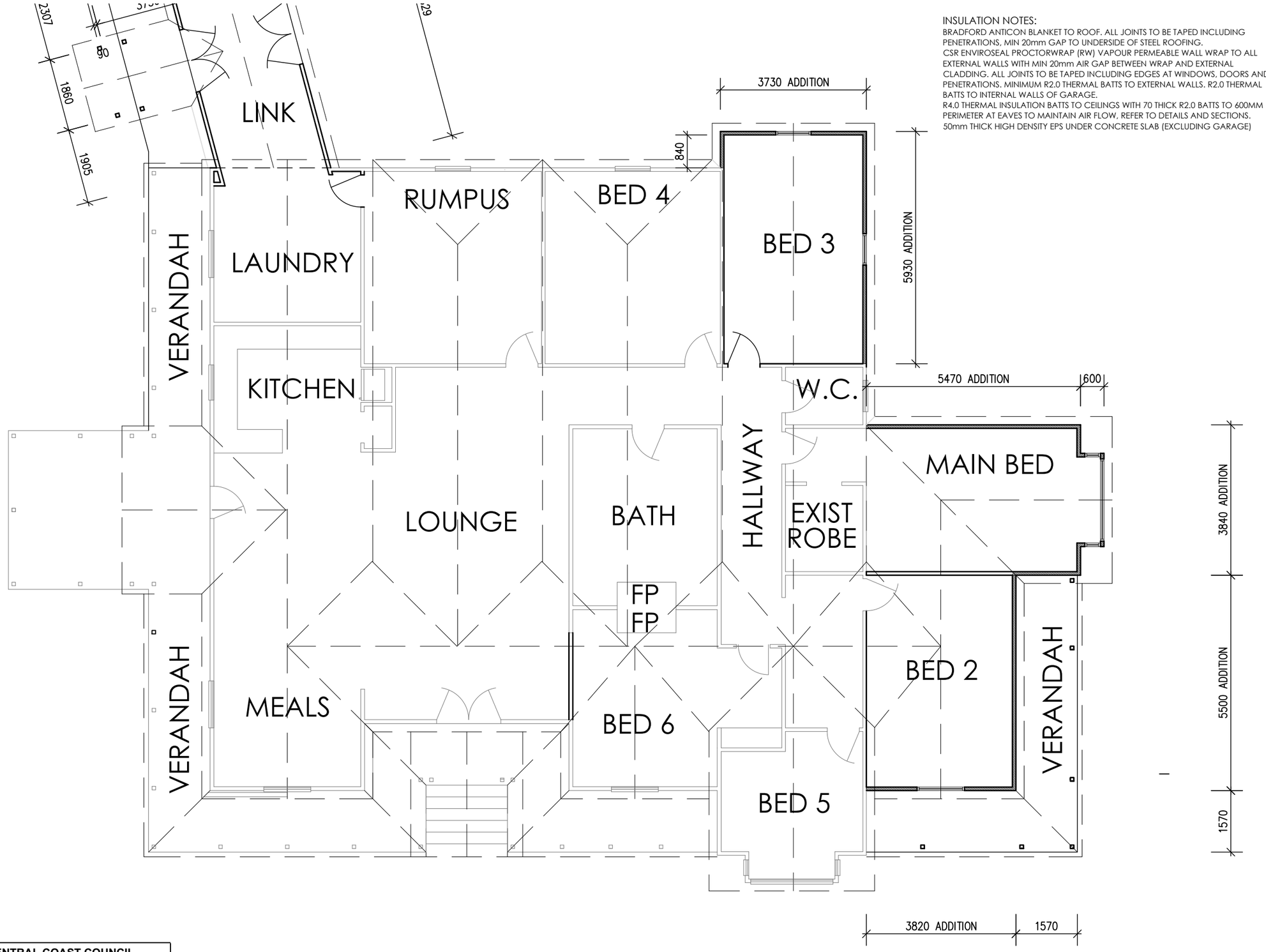
Project No.: 2425-51

Drawn: Penton - Yaxley

Scale at A3: 1:1000

Revision: 02

Drawing No.: 02 of 06



INSULATION NOTES:
BRADFORD ANTICON BLANKET TO ROOF. ALL JOINTS TO BE TAPED INCLUDING PENETRATIONS, MIN 20mm GAP TO UNDERSIDE OF STEEL ROOFING.
CSR ENVIROSEAL PROCTORWRAP (RW) VAPOUR PERMEABLE WALL WRAP TO ALL EXTERNAL WALLS WITH MIN 20mm AIR GAP BETWEEN WRAP AND EXTERNAL CLADDING. ALL JOINTS TO BE TAPED INCLUDING EDGES AT WINDOWS, DOORS AND PENETRATIONS. MINIMUM R2.0 THERMAL BATTS TO EXTERNAL WALLS. R2.0 THERMAL BATTS TO INTERNAL WALLS OF GARAGE.
R4.0 THERMAL INSULATION BATTS TO CEILINGS WITH 70 THICK R2.0 BATTS TO 600MM PERIMETER AT EAVES TO MAINTAIN AIR FLOW, REFER TO DETAILS AND SECTIONS.
50mm THICK HIGH DENSITY EPS UNDER CONCRETE SLAB (EXCLUDING GARAGE)

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 16/10/2025
Application No: DA2025235
Doc ID: 534933

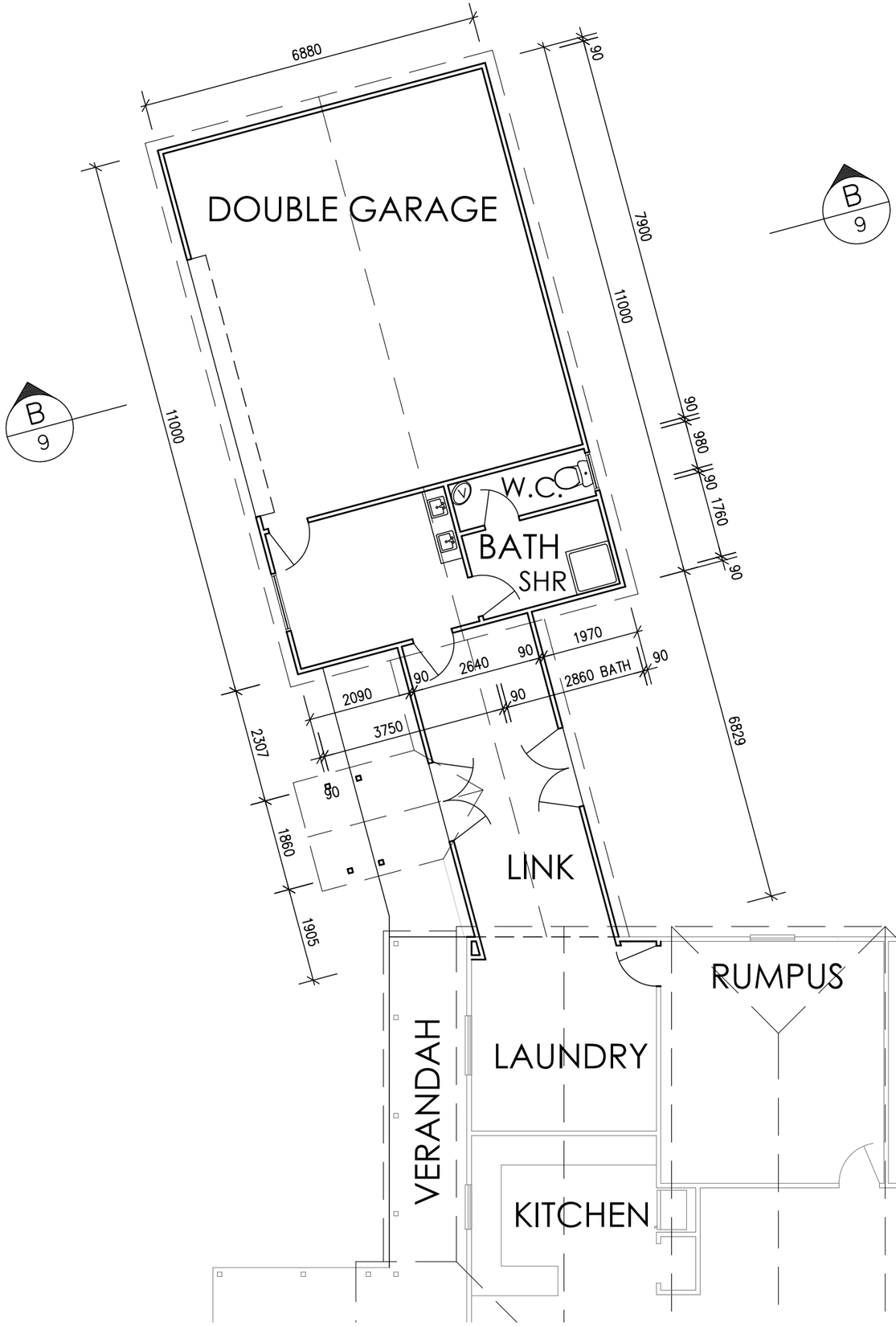
Steven Penton
Building Design
Accreditation. CC491K
PO Box 48, Port Sorell
Tasmania 7307
0419 248 910
ABN – 84 530 588 051

Revision:
01 PRELIMINARY 11-08-2025
02 PLANNING 06-10-2025

ADDITIONS TO RESIDENCE
981 GUNNS PLAINS ROAD
GUNNS PLAINS
LUKE AND JODI FIELDING
FLOOR PLAN 01

PROJECT NUMBER: 2425-51
DRAWN: PENTON
SCALE AT A3: 1:100

REVISION: 02
DRAWING NUMBER: 03 of 06



CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 16/10/2025

Application No: DA2025235

Doc ID: 534933

Steven Penton
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Revision:		
01	PRELIMINARY	11-08-2025
02	PLANNING	06-10-2025

ADDITIONS TO RESIDENCE

981 GUNNS PLAINS ROAD
GUNNS PLAINS

LUKE AND JODI FIELDING

FLOOR PLAN 02

PROJECT NUMBER:
2425-51

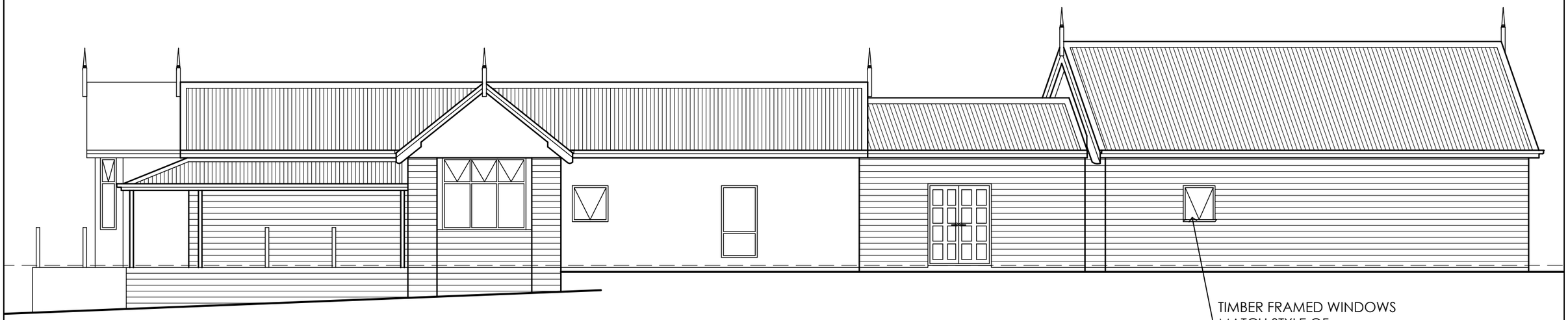
DRAWN:
PENTON

SCALE AT A3:
1:100

REVISION:
02

DRAWING NUMBER:
04
of 06

WEST ELEVATION



EAST ELEVATION

Revisions:					
01	PRELIMINARY	11-08-2025			
02	PLANNING	06-10-2025			

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ADDITIONS TO RESIDENCE
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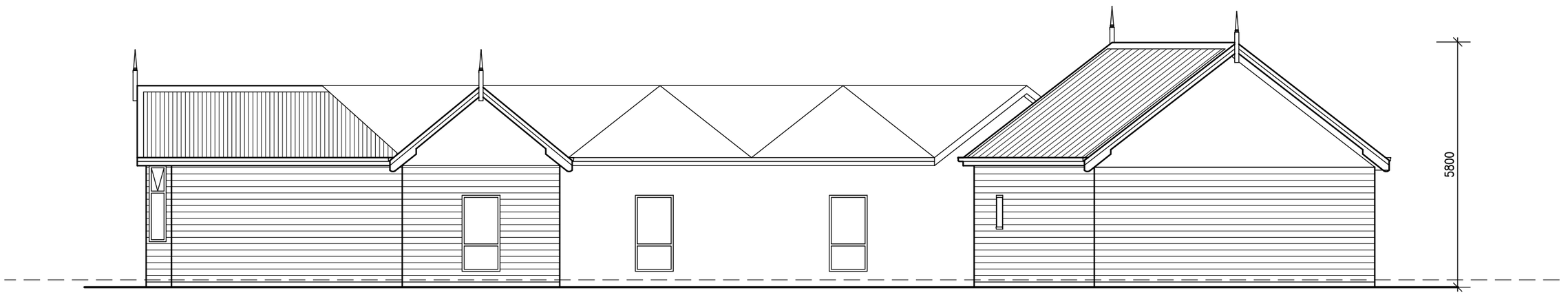
GUNNS PLAINS
LUKE AND JODI FIELDING

ELEVATIONS 01

Project No.: 2425-51
Drawn: Penton - Yaxley
Scale at A3: 1:100

Revision: 02
Drawing No.: 05 of 06

NORTH ELEVATION



SOUTH ELEVATION

Revisions:					
01	PRELIMINARY	11-08-2025			
02	PLANNING	06-10-2025			

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ADDITIONS TO RESIDENCE
981 GUNNS PLAINS ROAD
GUNNS PLAINS
LUKE AND JODI FIELDING

ELEVATIONS 02

Project No.: 2425-51
Drawn: Penton - Yaxley
Scale at A3: 1:100

Revision: 02
Drawing No.: 06 of 06