



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2026/059341**

**PROPOSAL:** Secondary Residence & Outbuilding (Single Dwelling)

**LOCATION:** 154 Cahill Place, Acton Park

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 17/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 17/03/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 17/03/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Planning Application

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Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Ancillary Dwelling and New Shed

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Location: 154 Cahill Place Acton Park

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**Personal Information Removed**



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

**Sebastion Young**

Current use of site: **Residential**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

#### **Declaration**

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

#### **Acknowledgement**

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

**Personal Information Removed**



## Planning Application checklist

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

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### Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
    - Location and capacity of any existing services or easements on/to the site.
    - Existing pedestrian and vehicle access to the site.
    - Location of existing and proposed buildings on the site.
    - Location of existing adjoining properties, adjacent buildings and their uses.
    - Any natural hazards that may affect use or development on the site.
    - Proposed roads, driveways, car parking areas and footpaths within the site.
    - Any proposed open space, communal space, or facilities on the site.
- 



- Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.
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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 149521	FOLIO 84
EDITION 5	DATE OF ISSUE 09-Jun-2015

SEARCH DATE : 18-Aug-2025

SEARCH TIME : 09.05 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 84 on Sealed Plan [149521](#)

Derivation : Part of 97 Acres Gtd. to William Garlick and Part of 1000 Acres Located to John Jewell

Prior CTs [141242/1](#) and [144189/1](#)

SCHEDULE 1

[M521037](#) TRANSFER to TORBEN VILS HANSEN and LOUISE REBECCA HANSEN Registered 09-Jun-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP149521](#) EASEMENTS in Schedule of Easements

[SP149521](#) COVENANTS in Schedule of Easements

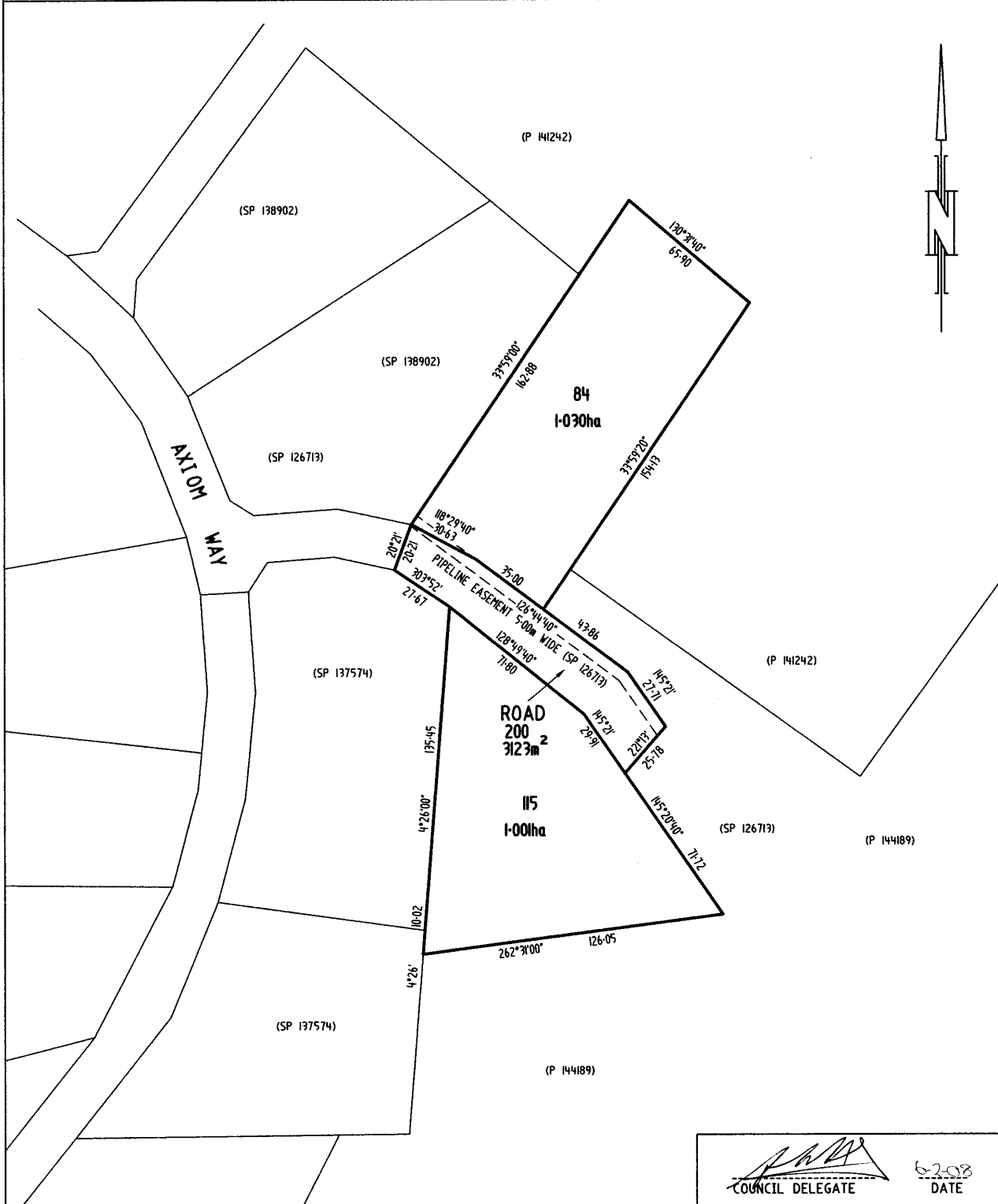
[SP149521](#) FENCING COVENANT in Schedule of Easements

[C403611](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 03-Sep-2002 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER TORONTO PASTORAL COY. PTY. LTD.		<b>PLAN OF SURVEY</b> BY SURVEYOR CRAIG BRADLEY ROGERSON ROGERSON & BIRCH SURVEYORS UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796		REGISTERED NUMBER <b>SP149521</b>
FOLIO REFERENCE C.T.144189/1 AND C.T.141242/1  GRANTEE PART OF 1000 ACRES OR OPs LOC. <del>GTD.</del> TO JOHN JEWELLAND PART OF 97 ACRES OR OPs GTD. TO WILLIAM GARLICK				APPROVED - 6 MAR 2008 EFFECTIVE FROM ..... <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107 (5425-41)		LAST UPI No. FQL 84 1400272	LAST PLAN P141242 No. P 144189	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



*[Signature]*  
 COUNCIL DELEGATE  
 6-2-08  
 DATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 149521</b>

PAGE 1 OF 3 PAGE/S

**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.

LOT 84 on the Plan is subject to a pipeline ~~easement~~ <sup>rights</sup> (appurtenant to Lot 1 on Sealed Plan 126713) over the Pipeline Easement 5.00m wide (SP 126713) as passes through such Lot subject to conditions & more fully defined in Sealed Plan 126713

LOT 200 on the Plan is subject to a pipeline ~~easement~~ <sup>rights</sup> (appurtenant to Lot 1 on Sealed Plan 126713) over the Pipeline Easement 5.00m wide (SP 126713) as passes through such Lot subject to conditions & more fully defined in Sealed Plan 126713


**COVENANTS**

& the balance

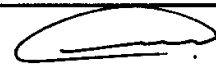
The owner of each lot shown on the plan covenants with the Vendor (Toronto Pastoral Coy Pty Ltd and with the owner for the time being of every other lot shown on the plan) to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan and the Balance to observe the following stipulations:-

1. Not to permit a dwelling on a lot to be divided into units, flats, villas or the like for separate occupation.
2. Not to permit any dwelling erected on a lot to be used for any purpose other than residential purposes.
3. Not to erect or permit to be erected or permit to remain on a lot any advertising signs of any type whatsoever PROVIDED THAT a sign indicating that a lot is for sale shall be permitted for a limited period.
4. Not to use reflective materials in the construction of any dwelling on a lot nor to erect any shed or outbuilding of anything but non-reflective materials.
5. Not to construct a residential building on a lot using materials other than general brick, weatherboard, finished rendered surface or masonry construction but the use of other timber or non-masonry materials

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REF: 144189/1 and 141242/1 SOLICITOR & REFERENCE: Dobson Mitchell & Allport 59 Harrington Street HOBART TAS 7000 Ref: Mr DA Danaher	PLAN SEALED BY: Clarence City Council DATE: 6-2-2008 SD-200318 REF NO.  Council Delegate
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**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP 14 95 2 1</b></p>
<p>SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: 144189/1 and 141242/1</p>	

used as in-fill panels shall be permitted PROVIDED THAT these latter materials shall not exceed thirty percent (30%) of the total external wall area.

6. Not to use galvanised iron or other reflective material in the construction of the roof of any dwelling or other structure on a lot.
7. Not without the prior approval of the CLARENCE CITY COUNCIL to chop, lop, damage or remove any tree or trees from a lot.
8. Not to further subdivide or strata title a lot (provided that this stipulation shall not apply to a boundary adjustment).
9. Not to construct a dwelling on a lot that has a minimum floor area of less than 160 square metres which area shall not include patios, garages or carports.
10. Not to permit vehicles with a Gross Vehicle Mass greater than 10 tonne to be parked, stored or allowed to remain on the said lot for in excess of 6 hours.
11. Not to erect or permit to remain multiple dwellings, duplexes, strata title units, flats, villas or the like on a lot.
12. Not to erect on a lot any building including but not limited to a garage, shed, workshop, carport or any similar building (excluding dwellings) with a floor area exceeding 135 square metres.
13. Not to bring onto a lot any transportable house or a house relocated from another place.
14. Not to place or permit to remain on a lot any caravan, shed or other structure (excluding dwellings) to be used as a permanent residence provided that a caravan, shed or other structure may be utilised for a period not exceeding one year during the construction of a permanent dwelling or residence.
15. Not to conduct any trade or business on a lot PROVIDED THAT the letting for residential purposes of the whole of any dwelling erected on a lot shall not be in contravention of this stipulation.
16. Not to use colourbond and/or cedar boards as the main materials in the construction of a residential dwelling.
17. Not to erect a dwelling house with a floor level above the 60 metre contour level without first entering into an intermittent water supply agreement with the Clarence City Council. A water tank and pressure pump must be installed to serve the dwelling to the satisfaction of the Clarence City Council's Group Manager Asset Management.

**NOTE:** Every annexed page 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.



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP 14 95 2 1</b></p>
<p>SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: 144189/1 and 141242/1</p>	

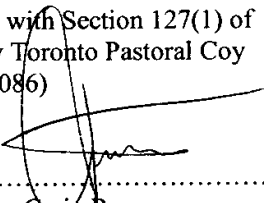
Interpretation:

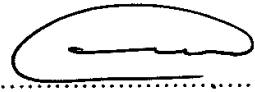
Balance means: The balance of the land remaining in Folio of the Registers Volume 144189 Folio 1 and Volume 141242 Folio 1 at the date of acceptance hereof after excepting thereout lots 84, 115 and 200 on the plan.

**FENCING COVENANT**

The owner or owners of the lots shown on the plan covenant with the Vendor Toronto Pastoral Coy Pty Ltd that the Vendor shall not be required to fence.

Executed in accordance with Section 127(1) of the Corporations Act by Toronto Pastoral Coy Pty Ltd (ACN 009 480 086)

Signed: .....  
Director:  Craig Rogerson

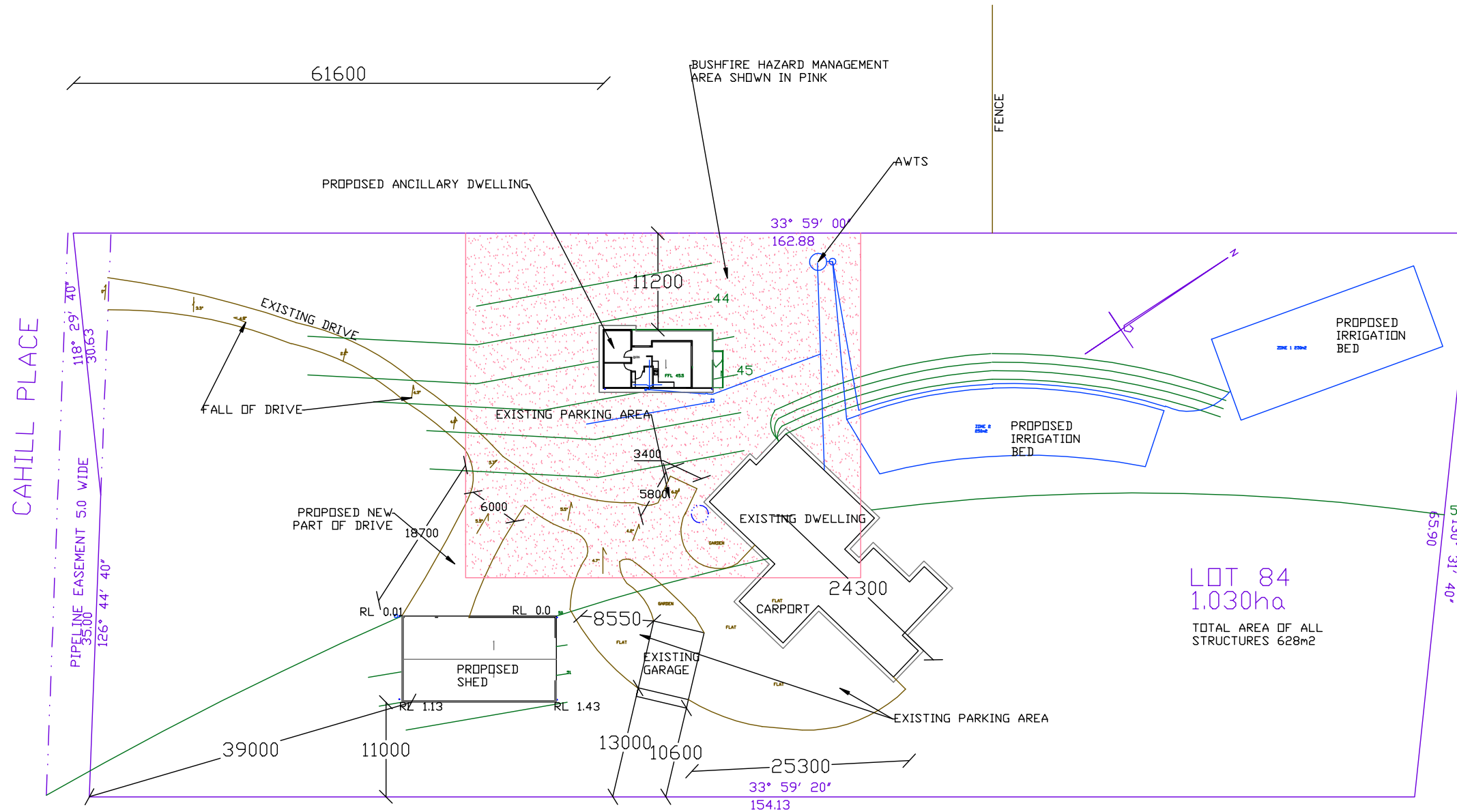
Signed: .....  
Director:  Valentine Roy Smith

**NOTE:** Every annexed page 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.

REFER TO BUSHFIRE RISK REPORT BY RED DOG  
RATING BAL 12.5

**SCALE: 1:600**  
**SHEET 1 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
**RTN CC1911 P**  
**ANCILLARY DWELLING**  
**& OUTBUILDING**

TV & LR HANSEN  
LOT84 No154  
CAHILL PLACE  
ACTON PARK 7170  
V 149521 F 84



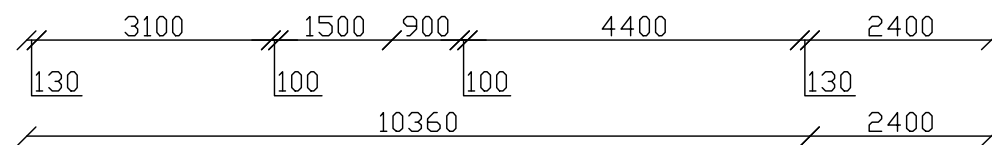
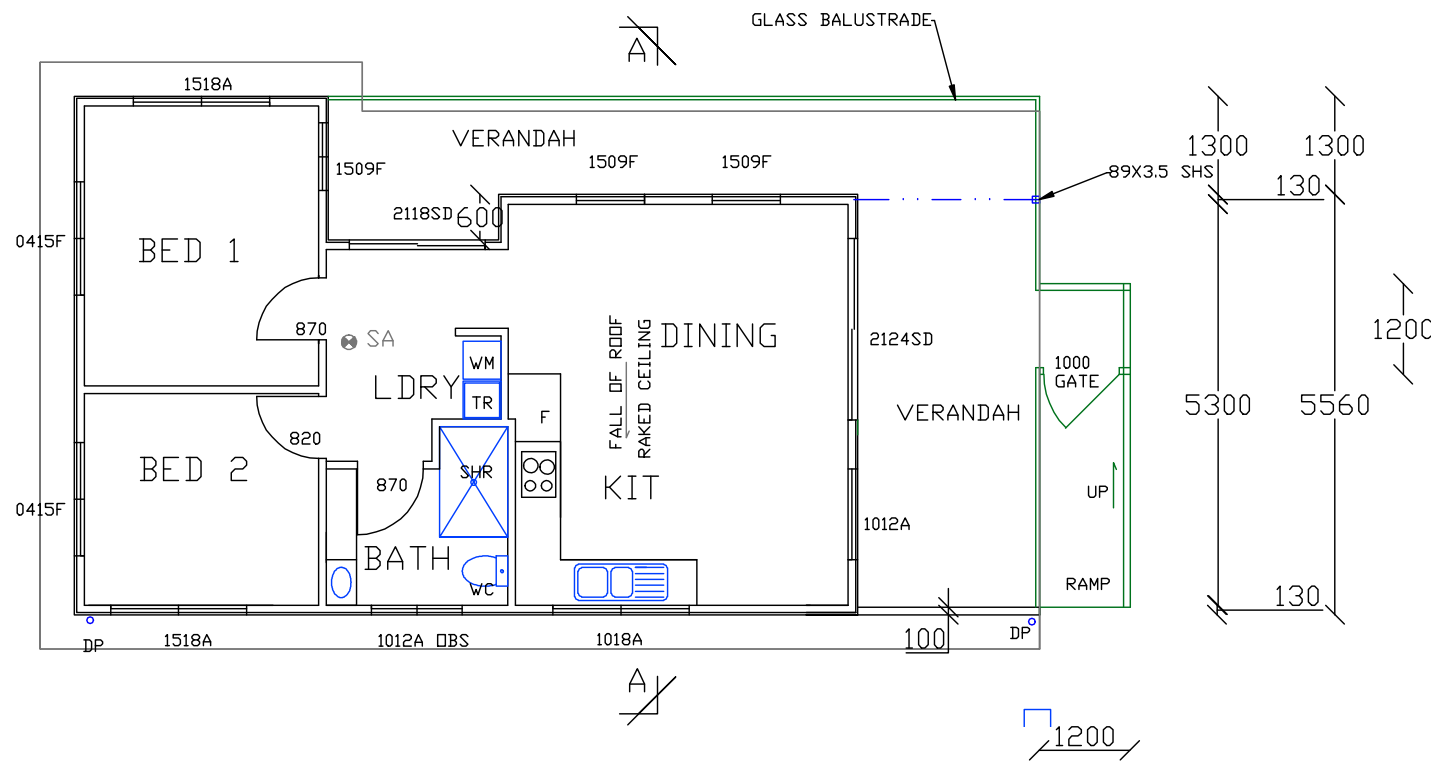
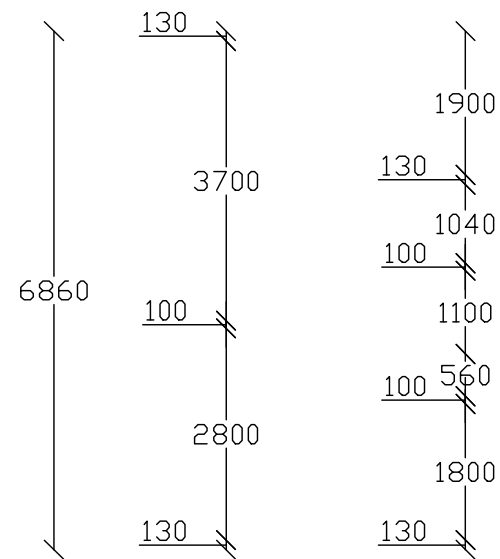
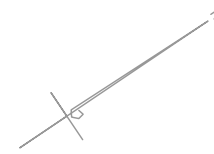
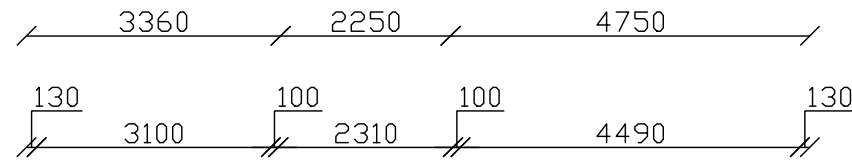
**LOT 84**  
**1.030ha**  
TOTAL AREA OF ALL  
STRUCTURES 628m<sup>2</sup>

WILLBUILT  
CC1911P  
T WILLIAMS  
9 EUMATALLA ST  
LAUDERDALE  
Ph0418122582

SITE PLAN

REFER TO REPORT GEOTECH 26-007  
 BY ROCK SOLID GEOTECHNICS  
 WIND LOAD N3  
 SOIL CLASS M

**SCALE: 1:100**  
**SHEET 2 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
**RTN CC1911 P**  
**ANCILLARY DWELLING**  
**& OUTBUILDING**  
 TV & LR HANSEN  
 LOT84 No154  
 CAHILL PLACE  
 ACTON PARK 7170  
 V 149521 F 84



**GENERAL NOTES**

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATIONS, GEOTECHNICAL & STRUCTURAL ENGINEERING SPECIFICATIONS & PLANS WHERE REQUIRED. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE DRAWING. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC) & RELEVANT STANDARDS. THE BUILDER IS TO CHECK ALL SITE BOUNDARIES, SITE DIMENSIONS, DIMENSIONS OF ANY EXISTING BUILDING IN RELATIONSHIP TO THE PROPOSED WORKS LEVELS, BEARINGS, EXISTING SEWER & STORMWATER DRAINS & OUTLETS & THE LOCATION OF ANY EASEMENT BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.

FLOOR AREA DWELLING 60m<sup>2</sup>  
 FLOOR AREA DECK 26.9m<sup>2</sup> EXCLUDING RAMP

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

FLOOR PLAN 1:100

SCALE: 1:100  
 SHEET 3 OF 13  
 DWG HAN0125  
 18 AUGUST 2025  
 REVISION 3  
 DRAWN BY WILLBUILT  
 RTN CC1911 P  
 ANCILLARY DWELLING  
 & OUTBUILDING  
 TV & LR HANSEN  
 LOT84 No154  
 CAHILL PLACE  
 ACTON PARK 7170  
 V 149521 F 84

**BUSHFIRE RELATED NOTES (BAL12.5)**

TO COMPLY WITH SECTION 6 OF AS3959-2009 INCLUDING BUT NOT LIMITED TO THE FOLLOWING

**JOINTS**

ALL JOINTS IN THE EXTERNAL SURFACE OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm CEMENT SHEET 9mm THICK

**VENTS & WEEPHOLES**

VENTS & WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2mm USE WEEPA BRAND STAINLESS STEEL WEEPHOLE FITTINGS

**WINDOWS/ GLAZING**

WINDOW FRAMES & SUPPORTING FRAMES SHALL BE POWDERCOATED ALUMINIUM WITH 4mm GRADE A SAFETY GLASS 4mm MIN THICKNESS WHEN LESS THAN 400mm TO THE GROUND.

DOORS 35mm SOLID CORE RAVEN DOOR SEAL. FLAMMABILITY INDEX<5 OPENABLE PORTIONS OF WINDOWS TO BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS AS DESCRIBED BELOW

**SCREENS FOR WINDOWS**

ALUMINIUM SCREENS WITH POWDERCOATED ALUMINIUM FRAMES MUST HAVE A MAXIMUM APERTURE OF 2mm. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY & THE WINDOW FRAME SHALL NOT EXCEED 3mm

**ROOF**

ROOF SHEETING TO BE COLORBOND (ie. NON-COMBUSTABLE). THE ROOF /WALL JUNCTION SHALL BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm BY THE USE OF FASCIA & EAVES LINING

ROOF VENTILATION OPENINGS SUCH AS GABLE & ROOF VENTS SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm DEKTIGHT FITTINGS ALLOWED

SHEET ROOF TO BE FULLY SARKED. THE SARKING SHALL:

- a) BE LOCATED ON TOP OF THE ROOF FRAMING EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING
- b) COVER THE ENTIRE ROOF AREA INCLUDING HIPS WITH THE EXCEPTION OF RIDGES WHICH SHOULD BE VENTILATED TO AVOID CONDENSATION (SEE APPROVED BSOL DETAILS WITHIN 'CONDENSATION IN BUILDINGS' TASMANIAN DESIGNERS GUIDE); &
- c) EXTEND INTO GUTTERS & VALLEYS. METAL LEAF GUARDS

ANY GAPS GREATER THAN 3mm (SUCH AS UNDER CORRIGATIONS OR RIBS OF SHEET ROOFING & BETWEEN ROOF COMPONENTS) SEALED AT THE FASCIA OR WALL LINE & AT THE VALLEYS, HIPS & RIDGES BY:

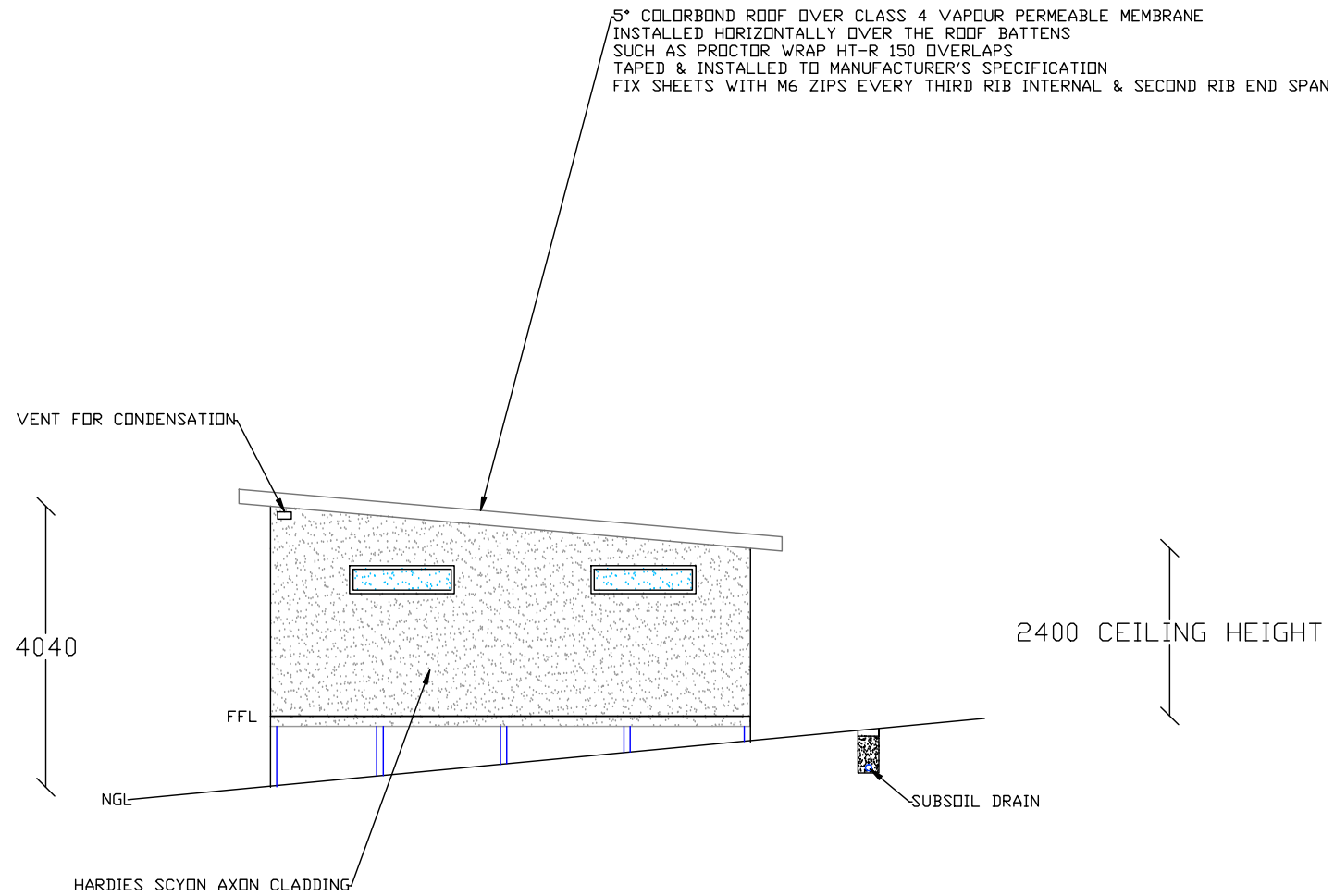
- 1)ALUMINIUM MESH WITH MAXIMUM APERTURE OF 2mm OR
- 2)MINERAL WOOL OR
- 3)OTHER NON-COMBUSTABLE MATERIAL OR
- 4)A COMBINATION OF ANY OF THE ABOVE ITEMS

**ROOF PENETRATIONS**

ROOF PENETRATIONS INCLUDING ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLER UNITS, AERIALS, VENT PIPES & SUPPORTS FOR SOLAR COLLECTORS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED FOR SEALING SHALL BE NON COMBUSTABLE /FLEXIBLE SUCH AS FYRE FLEX CAULKING

OPENINGS IN ROOF VENTILATORS & VENT PIPES SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm

BUSHFIRE RESISTANT TIMBER: SILVERTOP ASH BLACKBUTT RED GUM SPOTTED GUM MERBAU. MDDWOOD FIRESHIELD  
 FIRE RESISTANT PAINT: FIREHELL FIE

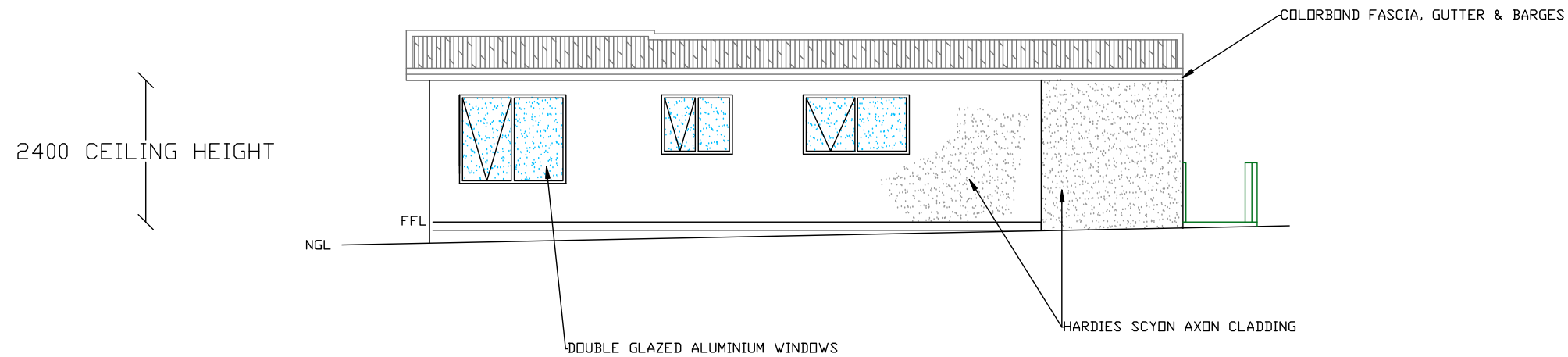


SOUTH ELEVATION 1:100

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

R5 INSULATION TO CEILINGS  
 R2.8 INSULATION TO EXT WALLS  
 EXT DOORS & WINDOWS FITTED WITH FOAM OR RUBBER COMPRESSED STRIP  
 TO RESTRICT AIR INFILTRATION  
 THE HOT WATER PIPEWORK TO BE INSULATED FOR THE FIRST 500mm FROM THE CYLINDER AS3500.5

**SCALE: 1:100**  
**SHEET 4 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
**RTN CC1911 P**  
**ANCILLARY DWELLING**  
**& OUTBUILDING**  
 TV & LR HANSEN  
 LOT84 No154  
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 V 149521 F 84



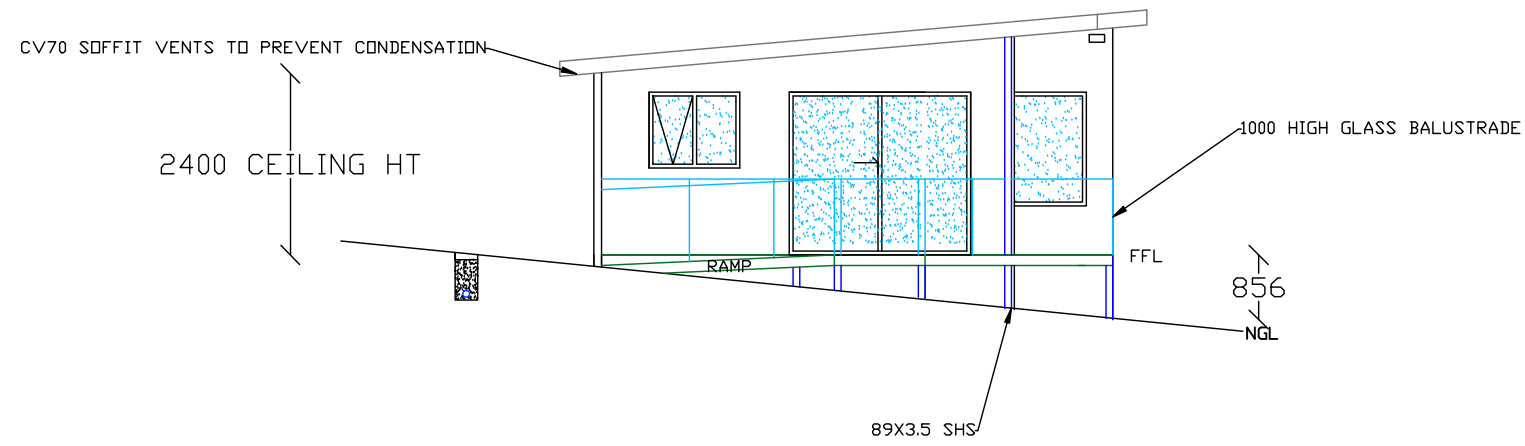
LIFESAVER LIF5800  
 INTERCONNECTING PHOTOELECTRIC SMOKE ALARMS  
 TO TFS & BCA REQUIREMENTS AS 3786  
 WET AREA CONSTRUCTION TO AS 3740  
 ADJUSTABLE TEMPERING VALVE TO ALL BATHROOMS TO AS 1529  
 ALL GLAZING TO AS 1288  
 WINDOWS TO COMPLY WITH AS 2047-1999  
 TIMBER FRAMING TO AS 1684  
 STUDS/ PLATES MGP10  
 GUTTER 130X65 COLORBOND  
 DOWNPIPES 90Ø PVC  
 SEWER PIPES 100 DIA PVC MIN FALL 2.5%

EAST ELEVATION 1:100

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

ALUMINIUM FRAMED SLIDING DOOR TO  
AS 2047 & AS 1288 DOUBLE GLAZED  
4mm MIN GRADE A SAFETY GLASS.  
ALLOW FOR HUMAN IMPACT AS PER  
NCC PART 8.4.2 MARKED WITH AN  
OPAQUE BAND

**SCALE: 1:100**  
**SHEET 5 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
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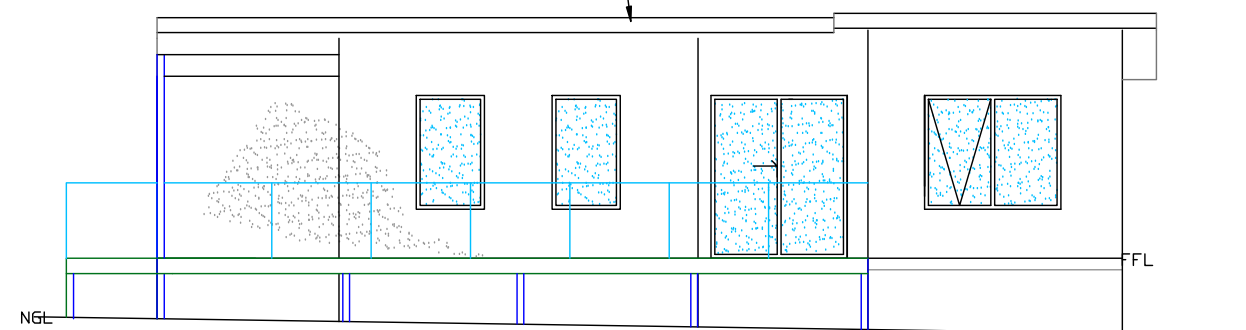


NORTH ELEVATION 1:100

WILLBUILT  
CC1911P  
T WILLIAMS  
9 EUMATALLA ST  
LAUDERDALE  
Ph0418122582

SCALE: 1:100  
SHEET 6 OF 13  
DWG HAN0125  
18 AUGUST 2025  
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DRAWN BY WILLBUILT  
RTN CC1911 P  
ANCILLARY DWELLING  
& OUTBUILDING  
TV & LR HANSEN  
LOT84 No154  
CAHILL PLACE  
ACTON PARK 7170  
V 149521 F 84

5\* COLORBOND ROOF OVER CLASS 4 VAPOUR PERMEABLE MEMBRANE,  
SUCH AS PROCTOR WRAP HT-R 150 OVERLAPS  
FIX SHEETS WITH M6 ZIPS EVERY THIRD RIB INTERNAL & SECOND RIB END SPAN

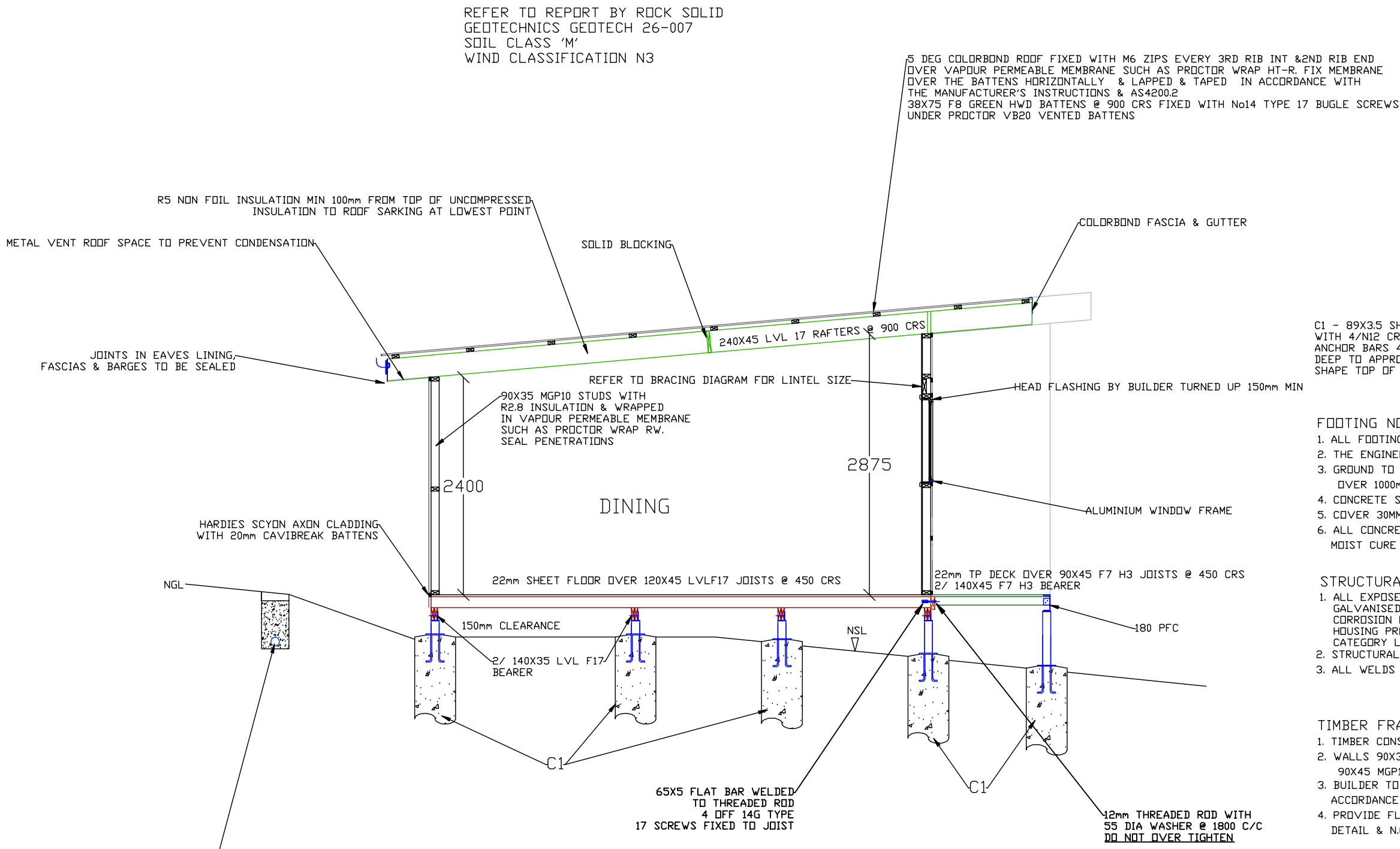


2800 CEILING HEIGHT

WEST ELEVATION 1:100

WILLBUILT  
CC1911P  
T WILLIAMS  
9 EUMATALLA ST  
LAUDERDALE  
Ph0418122582

**SCALE: 1:50**  
**SHEET 7 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
**RTN CC1911 P**  
**ANCILLARY DWELLING**  
**& OUTBUILDING**  
**TV & LR HANSEN**  
**LOT84 No154**  
**CAHILL PLACE**  
**ACTON PARK 7170**  
**V 149521 F 84**



C1 - 89X3.5 SHS DURAGAL COLUMN WELDED TO 150X150X10 PLATE  
 WITH 4/N12 CRANKED  
 ANCHOR BARS 400 DA EMBEDDED IN 450 DIA CONC PIER MIN 600  
 DEEP TO APPROVED BASE  
 SHAPE TOP OF PIER TO PREVENT PONDING

- FOOTING NOTES**
1. ALL FOOTING CONSTRUCTION SHALL COMPLY WITH AS 2870
  2. THE ENGINEER SHALL INSPECT FOOTINGS PRIOR TO POURING OF CONCRETE
  3. GROUND TO BE SHAPED TO FALL AWAY FROM THE BUILDING 50mm  
 OVER 1000mm IN ACCORDANCE WITH B.C.A REQUIREMENTS
  4. CONCRETE SHALL BE 25 MPa U.N.D
  5. COVER 30mm TOP, 45mm SIDES & BOTTOM U.N.D.
  6. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR  
 MOIST CURE ALL SLABS MIN 7 DAYS

- STRUCTURAL STEEL NOTES**
1. ALL EXPOSED STEELWORK SHALL BE HOT DIPPED  
 GALVANISED OR PAINTED WITH AN APPROVED  
 CORROSION RESISTANT PAINT SYSTEM TO A.B.C.B.  
 HOUSING PROVISIONS, SECTION 6.3.9 REQUIREMENTS FOR  
 CATEGORY LOW ENVIRONMENTS
  2. STRUCTURAL STEELWORK SHALL COMPLY WITH AS4100
  3. ALL WELDS SHALL BE 6mm C.F.W. U.N.D.

- TIMBER FRAMING NOTES**
1. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1864.2
  2. WALLS 90X35 MGP10 STUDS @ 450 CRS NOGGED AT 1200 CRS &  
 90X45 MGP10 WALL PLATES
  3. BUILDER TO ENSURE SUITABLE FALLS & LEVELS IN WET AREAS IN  
 ACCORDANCE WITH B.C.A. PART 10.2.12
  4. PROVIDE FLASHING & WATERPROOFING TO ARCHITECTURAL  
 DETAIL & N.C.C. PART 10.2.8 AS3470

CONSTRUCT SUB-SOIL DRAIN TO TOPSIDE OF BUILDING  
 MIN 300 WIDE, 600 DEEP, 100 DIA SLOTTED PVC 1:100  
 FALL. LINE TRENCH WITH GEOTEXTILE FILTER FABRIC  
 AND BACKFILL DRAIN WITH 20mm CLEAN CRUSHED  
 ROCK

REFER TO REPORT GEOTECH 26-007  
 BY ROCK SOLID GEOTECHNICS  
 WIND LOAD N3  
 SOIL CLASS M

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

SECTION A-A 1:50

1. ALL BRACING AND TIE DOWNS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 SECTIONS 8 & 9
2. BRACING SHALL BE IN ACCORDANCE WITH TABLE 8.1
  - (h)B- PLY (METHOD B)
  - (d)- DOUBLE DIAGONAL METAL TENSION STRAP

NOTE: NUMBER FOLLOWING BRACING CODE DENOTES HORIZONTAL LENGTH OF BRACING UNIT

3. ONLY MINIMUM REQUIREMENTS FOR BRACING ARE PROVIDED. ADDITIONAL BRACING MAY BE INSTALLED AS REQUIRED TO PREVENT 'RACKING' OF FRAMES DURING ERECTION
4. WIND LOAD CLASSIFICATION AS DETERMINED IN ACCORDANCE WITH AS 4055-2006 'WIND LOAD FOR HOUSING' N3
5. FIXING TO BE IN ACCORDANCE WITH SECTION 9:
  - FIXING REQUIREMENTS FOR JD5 PINE FRAMING OR IF HEART IN MATERIAL IS EXCLUDED FROM THE JOINT JD4. ALL FRAMING USED FOR PLY BRACING TO HAVE NO HEART IN MATERIAL.
  - JOISTS TO BEARERS: WELDED OR 2- No 14 TEK SCREWS
  - BOTTOM PLATES TO SLAB: 1 OFF M12 PROPRIETARY SCREW ANCHOR FOR CONCRETE & MASONRY, 100mm MIN EMBEDMENT @ 1200 MAX CNRS TO PERIMETER WALLS & AT EACH END OF THE BRACING UNITS TO INT WALLS. OTHERWISE 1 No 75mm MASONRY NAIL @ 600 CNRS.
  - BOTTOM PLATES TO FLOOR JOISTS: 3 No 14 TEK SCREWS AT EACH JOIST OR MAX 600 CNRS ALONG THE JOISTS MIN 40mm PENETRATION

PLATES TO STUDS: 30X 0.8 BUILDERS STRAP, 2.8 DIA NAILS EACH END TO EACH STUD MIN 30mm PENETRATION- REFER TABLE 9.19(d)

JAMB STUDS TO PLATES: NAILING AS PER COMMON STUDS - REFER TABLE 9.19(c)

TOP PLATES TO LINTELS: AS FOR TOP PLATES TO STUDS WITH NAILING AT JACK STUDS (OR MAX 600mm CNRS ALONG LINTEL) ALSO PROVIDE 30X0.8 G.I. STRAPS AT EVERY SECOND JACK STUD (OR MAX 1200 CENTRES ALONG THE LINTEL) WITH 4 No 2.8 DIA NAILS EACH END. REFER TABLE 9.20(a)

STUDS AT SIDES OF OPENINGS: 1 No 75mm NAIL @ 600 CNRS MAX

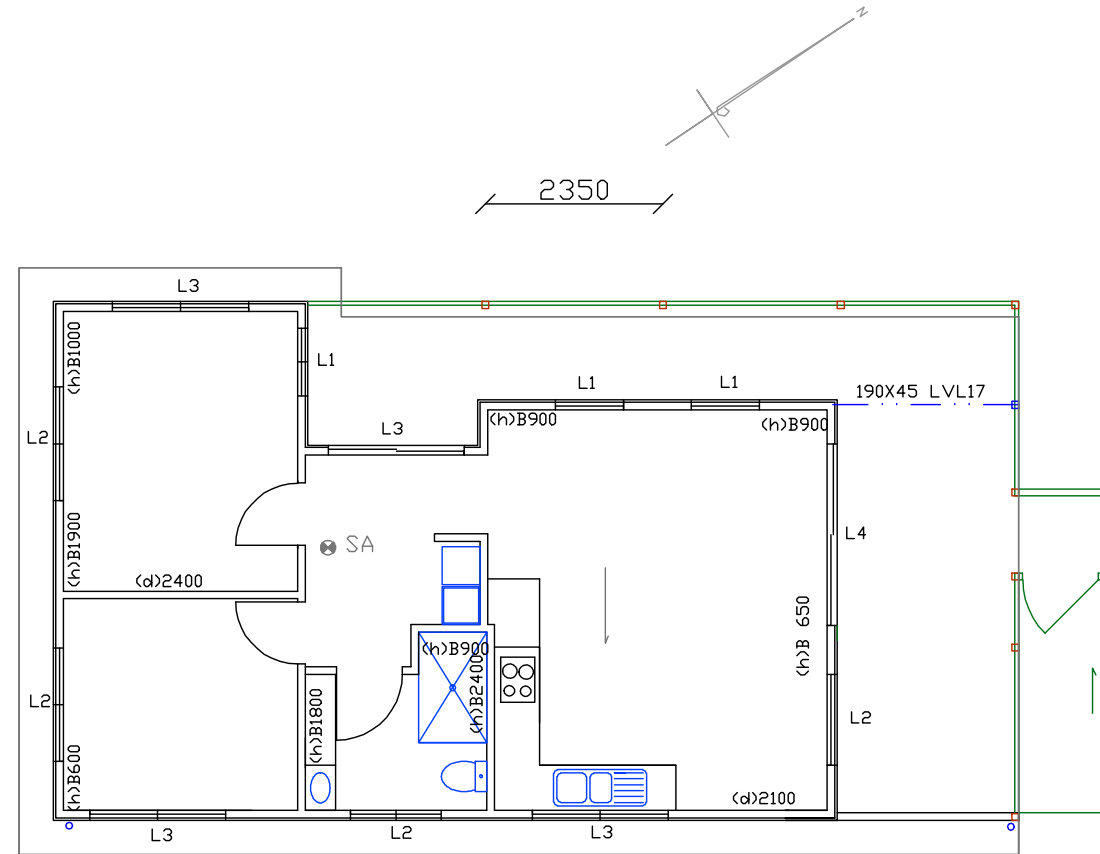
ROOF TRUSSES TO TOP PLATES: AS PER TRUSS MANUFACTURERS REQUIREMENTS. COMBINE WITH TOP PLATE TO STUD TIE DOWN WITH 4 No 2.8 DIA NAILS AT EACH END - REFER TABLE 9.21(d)

ROOF BATTENS TO TRUSSES: 1 OFF No14 TYPE 17 BATTEN SCREW REFER TABLE 9.25 OR 1 No75mm 3.05 DIA GLUE COATED DEFORMED SCREW SHANK NAIL AT EACH CONNECTION, 38mm MIN PENETRATION INTO TRUSS

## WALL BRACING IN ACCORDANCE WITH AS 1684 ULTIMATE WIND SPEED 50m-sec WIND CLASSIFICATION N3

REFER TO REPORT BY ROCK SOLID  
GEOTECHNICS GEOTECH 26-007  
SOIL CLASS 'M'  
WIND CLASSIFICATION N3

**SCALE: 1:100**  
**SHEET 8 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
**RTN CC1911 P**  
**ANCILLARY DWELLING**  
**& OUTBUILDING**  
TV & LR HANSEN  
LOT84 No154  
CAHILL PLACE  
ACTON PARK 7170  
V 149521 F 84



- L1 - 90X45 LVL F17 OR F17 HW
- L2 - 120X35 LVL F17 OR F17 HW
- L3 - 140X35 LVL F17 OR F17 HW
- L4 - 190X35 LVL F17 OR F17 HW

↑ WIND DIRECTION ONE  
 A) WIND CLASSIFICATION N3=50m/SEC  
 B) WIND PRESSURE 1.4 kPa PER TABLE 8.1  
 C) AREA OF ELEVATION 26.7m<sup>2</sup>  
 D) RACKING FORCE=(B)X(C)kN=37.38 kN  
 44.5 kN PROVIDED

→ WIND DIRECTION TWO  
 A) WIND CLASSIFICATION N3 = 50m/SEC  
 B) WIND PRESSURE 1.4 kPa PER TABLE 8.1  
 C) AREA OF ELEVATION 12.3m<sup>2</sup>  
 D) RACKING FORCE = (B)X(C)kN= 17.22kN  
 21.6kN PROVIDED

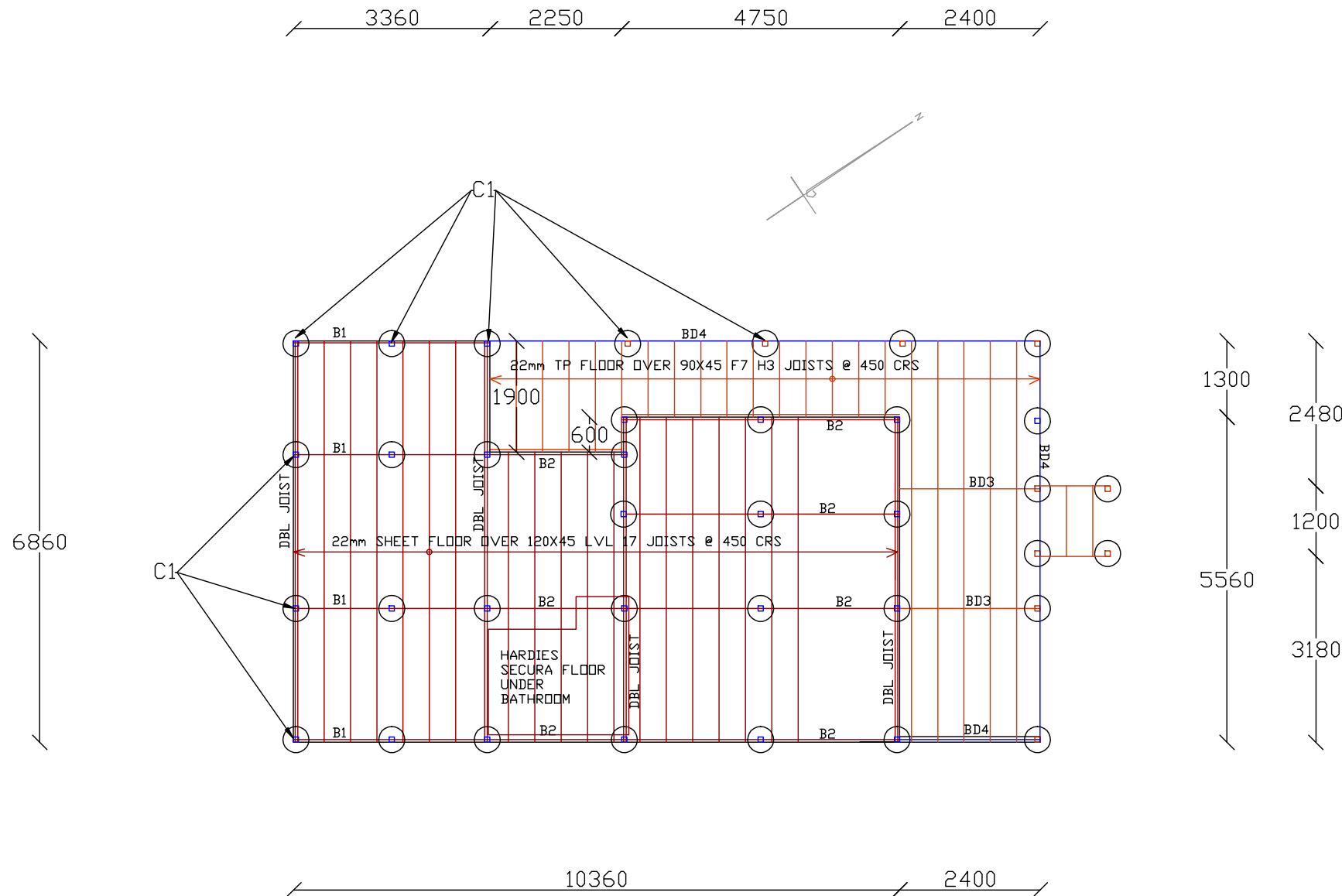
THIS LAYOUT SHOWS MINIMUM REQUIREMENTS ONLY  
ADDITIONAL BRACING MAY BE INSTALLED DURING CONSTRUCTION

BRACING & LINTEL DIAGRAM 1:100

WILLBUILT  
CC1911P  
T WILLIAMS  
9 EUMATALLA ST  
LAUDERDALE  
Ph0418122582

SCALE: 1:100  
 SHEET 9 OF 13  
 DWG HAN0125  
 18 AUGUST 2025  
 REVISION 3  
 DRAWN BY WILLBUILT  
 RTN CC1911 P  
 ANCILLARY DWELLING  
 & OUTBUILDING  
 TV & LR HANSEN  
 LOT84 No154  
 CAHILL PLACE  
 ACTON PARK 7170  
 V 149521 F 84

REFER TO REPORT BY ROCK SOLID  
 GEOTECHNICS GEOTECH 26-007  
 SOIL CLASS 'M'  
 WIND CLASSIFICATION N3



B1 - 2/ 120X35 LVL 17 BEARER  
 B2 - 2/ 140X35 LVL 17 BEARER  
 BD3 - 2/ 140X45 F7 H3 BEARER  
 BD4 - 180 PFC BEARER

C1 - 89X3.5 SHS DURAGAL COLUMN WELDED TO  
 150X150X10 PLATE WITH 4/N12 CRANKED  
 ANCHOR BARS 400 ØA EMBEDDED IN 450 DIA CONC  
 PIER MIN 600 DEEP. SHAPE TOP OF PIER TO PREVENT  
 PONDING

STRUCTURAL STEEL NOTES

1. ALL EXPOSED STEELWORK SHALL BE HOT DIPPED GALVANISED OR PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO A.B.C.B. HOUSING PROVISIONS, SECTION 6.3.9 REQUIREMENTS FOR CATEGORY LOW ENVIRONMENTS
2. STRUCTURAL STEELWORK SHALL COMPLY WITH AS4100
3. ALL WELDS SHALL BE 6mm C.F.W. U.N.D.

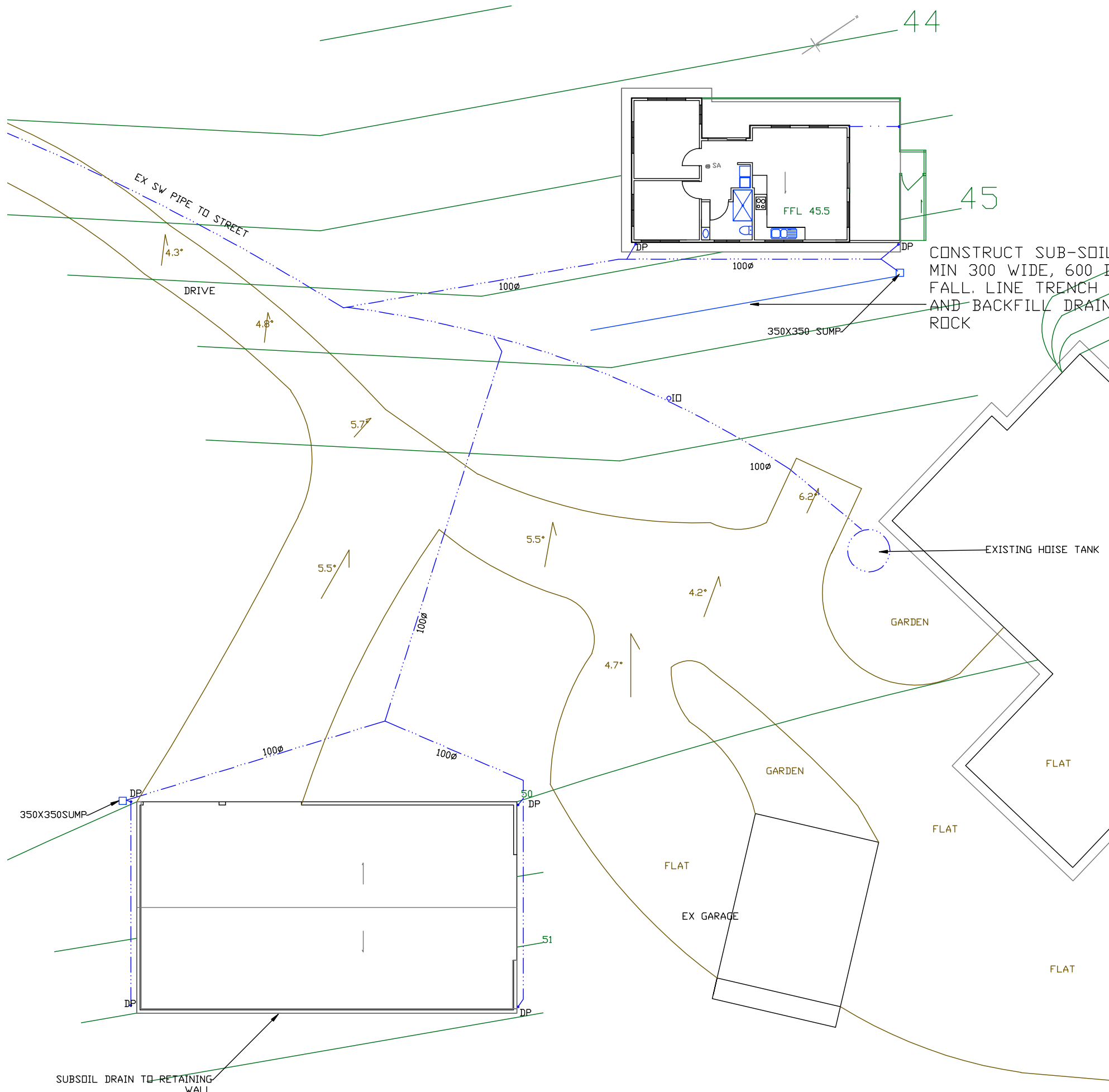
FOOTING NOTES:

1. ALL FOOTING CONSTRUCTION SHALL COMPLY WITH AS2870
2. ENGINEER SHALL INSPECT FOOTINGS PRIOR TO POURING OF CONCRETE
3. GROUND TO BE SHAPED TO FALL AWAY FROM THE BUILDING 50mm OVER 1000mm IN ACCORDANCE WITH BCA REQUIREMENTS
4. CONCRETE SHALL BE  $f_c$  25MPa U.N.D.
5. COVER 30mm TOP 45mm SIDES & BOT U.N.D.
6. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR MOIST CURE ALL SLABS MIN 7 DAYS
7. CONCRETE TO COMPLY WITH AS3600
8. REMOVE EXCESS SPOIL FROM THE SITE

FOUNDATION 1:100

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

**SCALE: 1:200**  
**SHEET 10 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
**RTN CC1911 P**  
**ANCILLARY DWELLING**  
**& OUTBUILDING**  
 TV & LR HANSEN  
 LOT84 No154  
 CAHILL PLACE  
 ACTON PARK 7170  
 V 149521 F 84



CONSTRUCT SUB-SOIL DRAIN TO TOPSIDE OF BUILDING  
 MIN 300 WIDE, 600 DEEP, 100 DIA SLOTTED PVC 1:100  
 FALL. LINE TRENCH WITH GEOTEXTILE FILTER FABRIC  
 AND BACKFILL DRAIN WITH 20mm CLEAN CRUSHED  
 ROCK

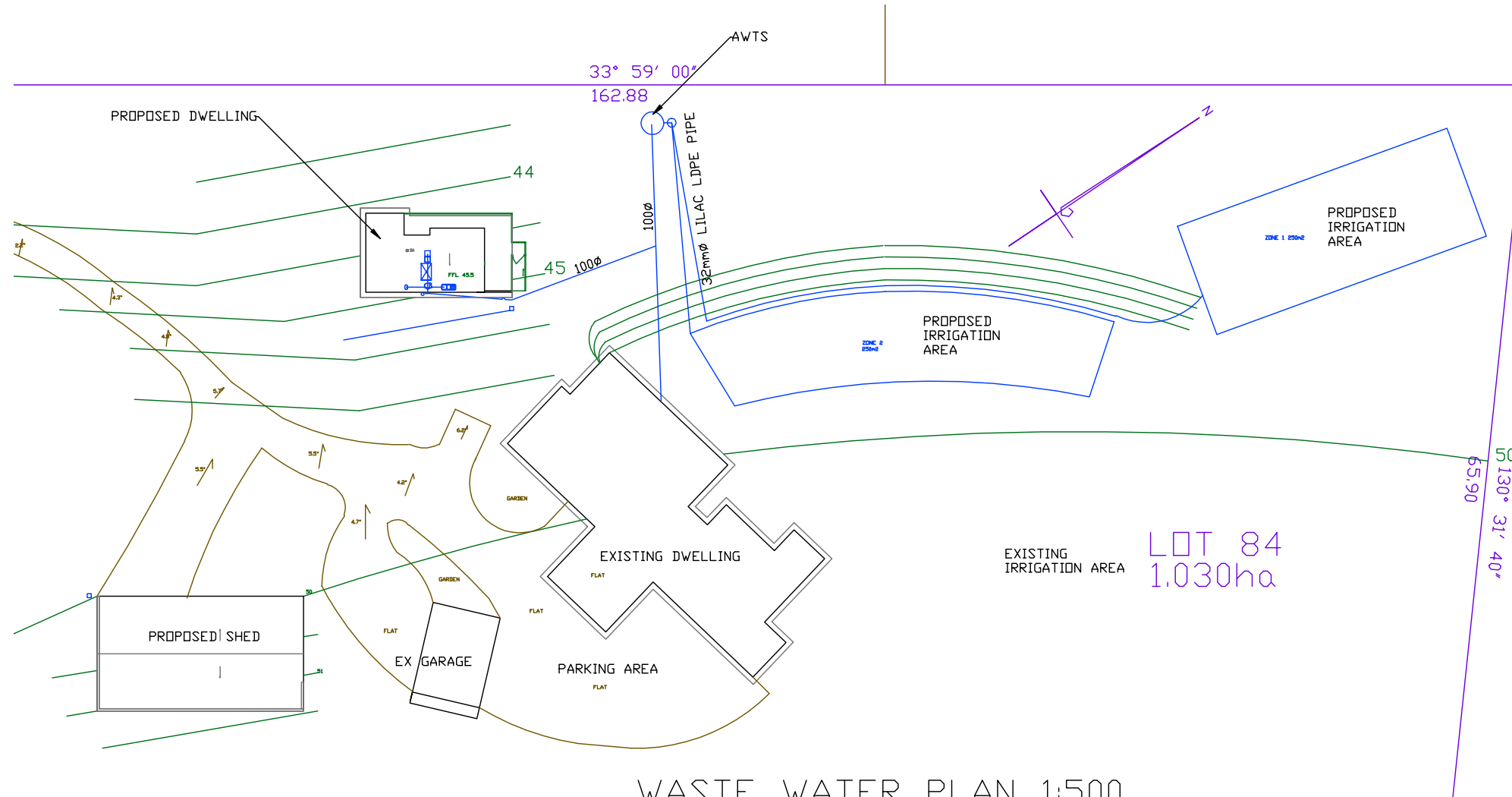
NEW DOWNPIPES 90 DIA PVC  
 GUTTER 115X90 COLORBOND

STORMWATER DIAGRAM 1:200

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

REFER TO REPORT GEOTECH 26-007  
 BY ROCK SOLID GEOTECHNICS  
 WIND LOAD N3  
 SOIL CLASS M

**SCALE: 1:500 & 1:100**  
**SHEET 11 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
**RTN CC1911 P**  
**ANCILLARY DWELLING**  
**& OUTBUILDING**  
 TV & LR HANSEN  
 LOT84 No154  
 CAHILL PLACE  
 ACTON PARK 7170  
 V 149521 F 84



WASTE WATER PLAN 1:500

NEW DOWNPIPES 90 DIA PVC &  
 SEWER PIPES 100DIA PVC  
 MIN FALL 2.5 %  
 GUTTER 115 X 90 COLORBOND

INSTALL A WATER STOP AT THE  
 BATHROOM DOOR THRESHOLD WITH  
 BASE SEALED TO THE FLOOR &  
 UPSTAND FLUSH WITH THE  
 FINISHED FLOOR SURFACE (TILES)

PLUMBING FIXTURES

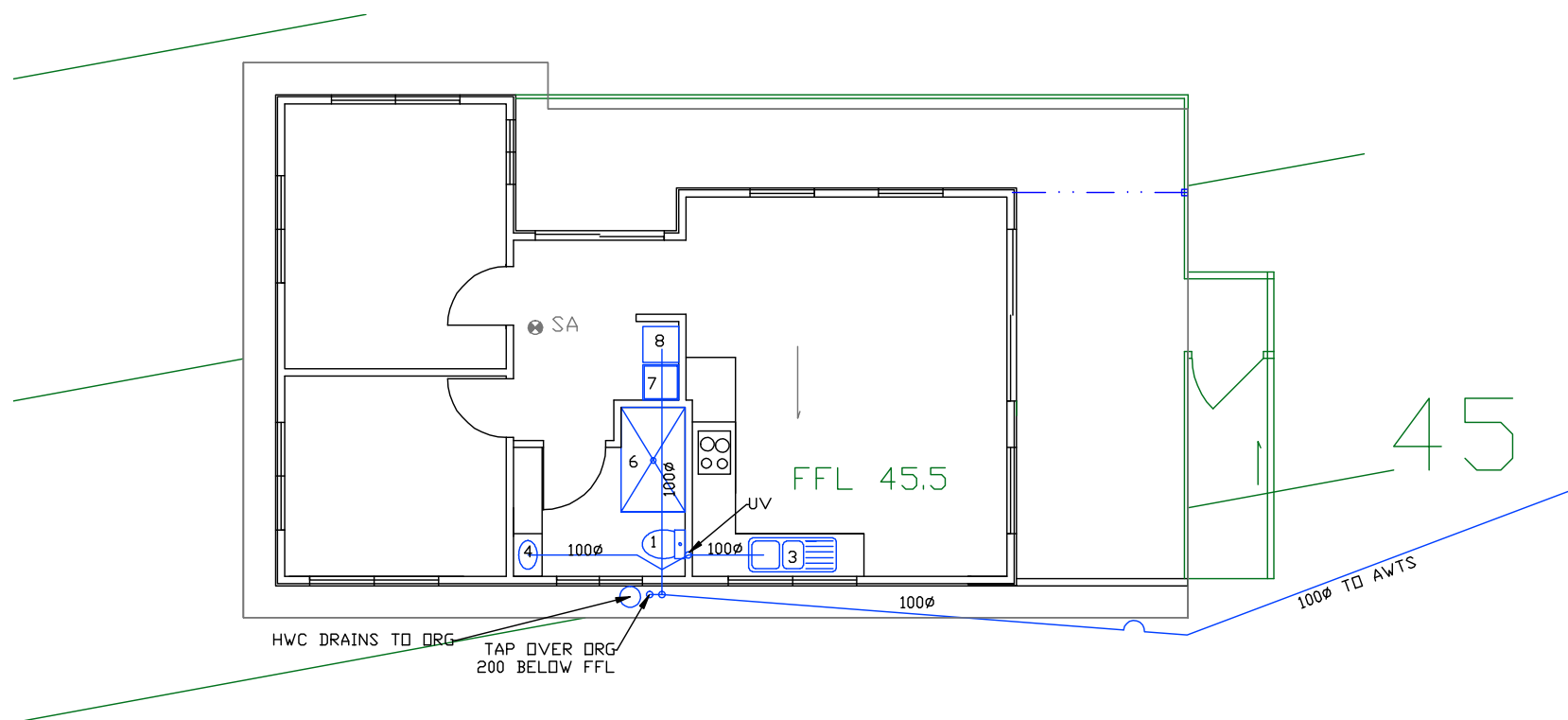
- 1 WC
- 3 SINK
- 4 BASIN
- 5 BATH
- 6 SHOWER
- 7 TROUGH
- 8 W/MACHINE

UV UPSTREAM VENT

AAV AIR ADMITTANCE VALVE

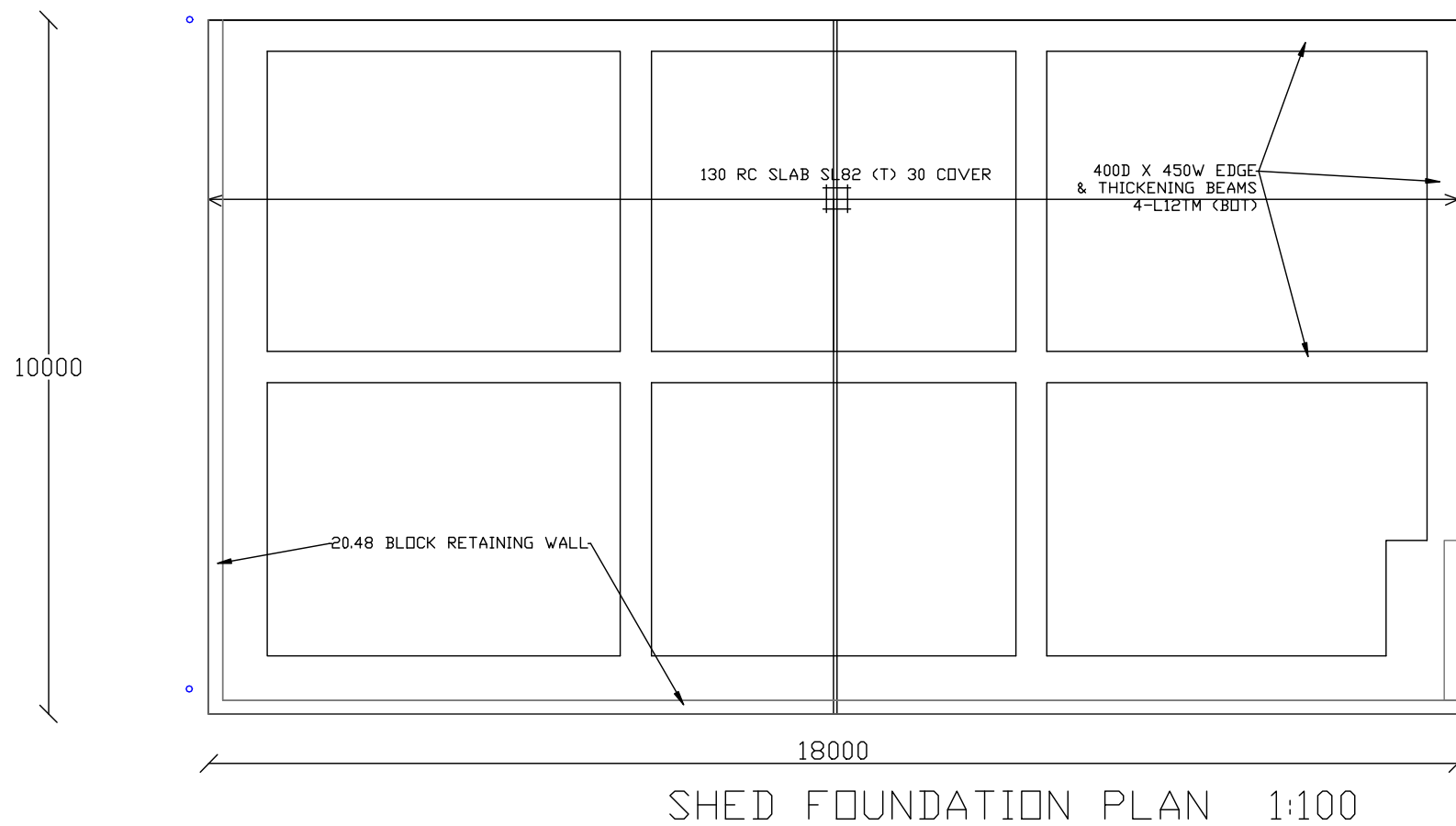
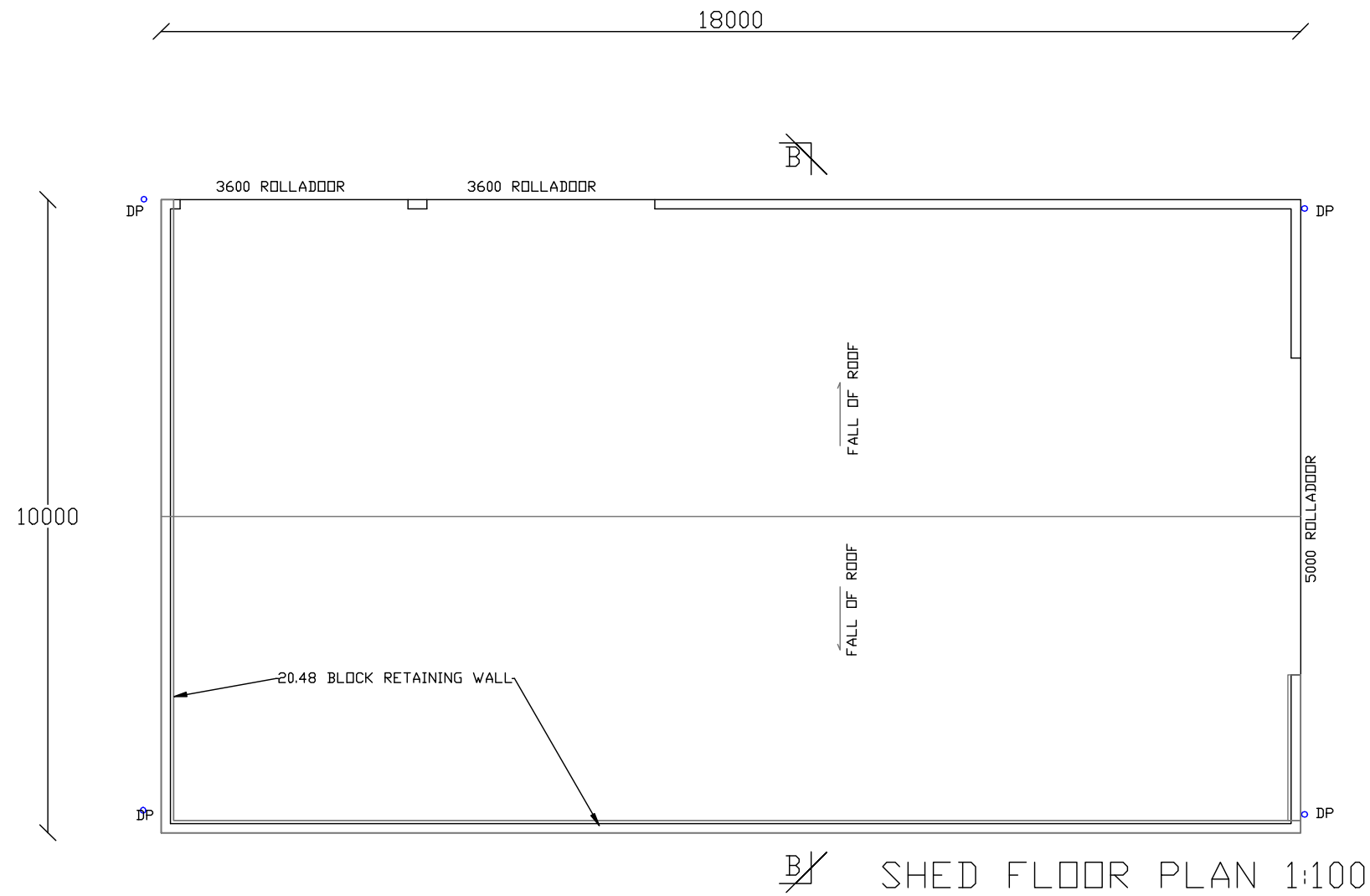
SHOWER UNENCLOSED HOBLESS INSTALLED  
 OVER A WATER RESISTANT MEMBRANE WITH  
 FULL HEIGHT 600X300 WALL TILES &  
 FLOOR TILES. GRADE FLOOR 1:80  
 WATERPROOF THE WALLS & JUNCTIONS  
 WITHIN THE SHOWER AREA & BATHROOM  
 PERIMETER, SEE ATTACHED BUILDING NOTES

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582



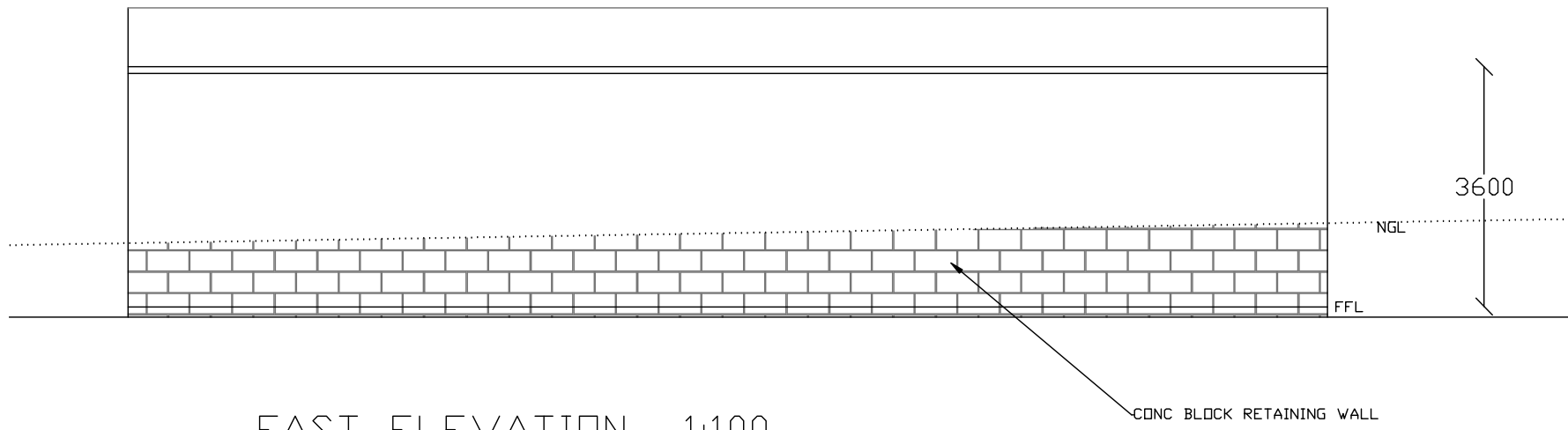
WASTE WATER PLAN 1:100

**SCALE: 1:100**  
**SHEET 12 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
**RTN CC1911 P**  
**ANCILLARY DWELLING**  
**& OUTBUILDING**  
 TV & LR HANSEN  
 LOT84 No154  
 CAHILL PLACE  
 ACTON PARK 7170  
 V 149521 F 84



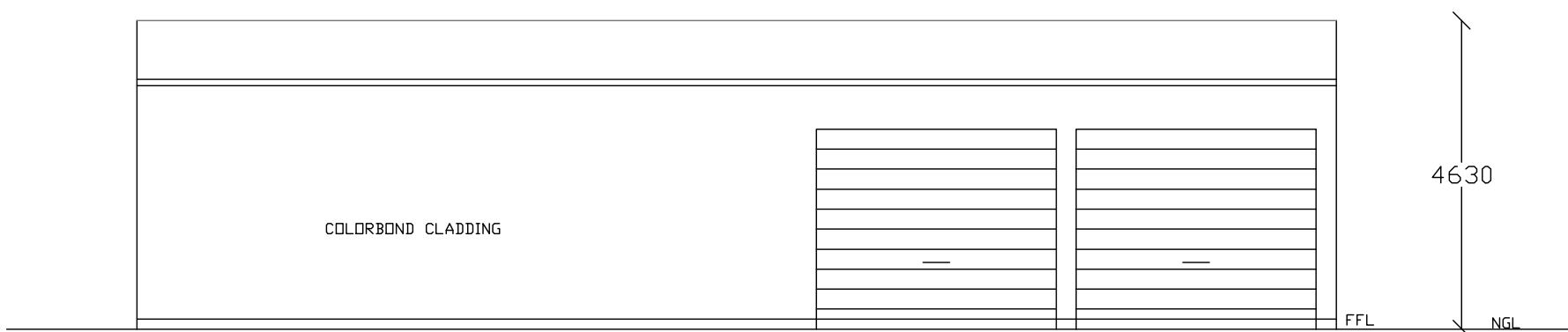
WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

**SCALE: 1:100**  
**SHEET 13 OF 13**  
**DWG HAN0125**  
**18 AUGUST 2025**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
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 ACTON PARK 7170  
 V 149521 F 84



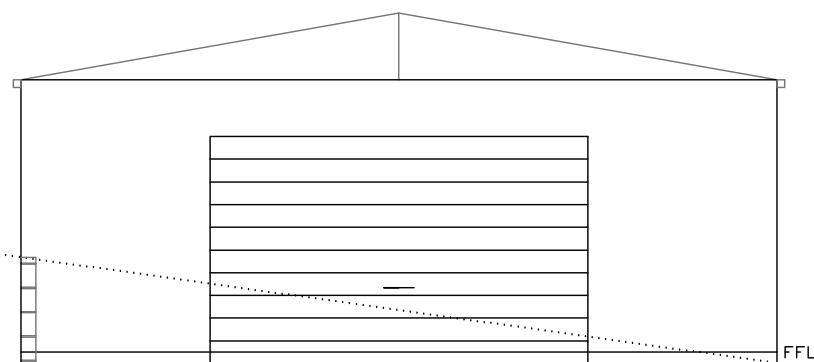
EAST ELEVATION 1:100

SHED PORTAL FRAME CONSTRUCTION DETAIL BY OTHERS

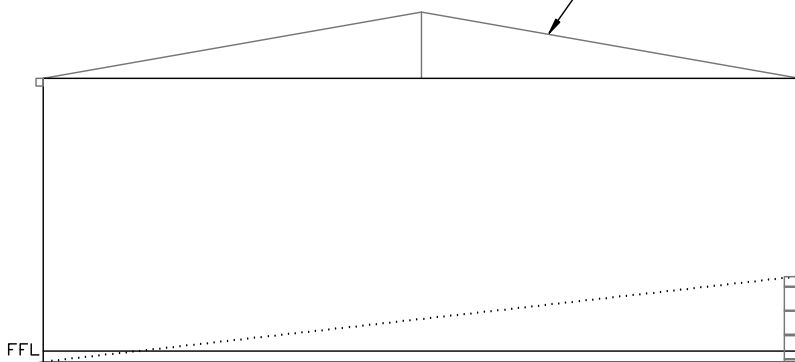


WEST ELEVATION 1:100

10° COLORBOND ROOF OVER CLASS 4 VAPOUR PERMEABLE MEMBRANE  
 INSTALLED HORIZONTALLY OVER THE ROOF BATTENS  
 SUCH AS PROCTOR WRAP HT-R 150 OVERLAPS  
 TAPED & INSTALLED TO MANUFACTURER'S SPECIFICATION  
 FIX SHEETS WITH M6 ZIPS EVERY THIRD RIB INTERNAL & SECOND RIB END SPAN



NORTH ELEVATION 1:100



SOUTH ELEVATION

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582



**Australian Government**

**Department of Infrastructure, Transport,  
Regional Development, Communications, Sport and the Arts**

File reference: EC26-000236

TO	CC	FROM
<p>Torben and Louise Hansen <a href="mailto:torbenhansenbuilding@gmail.com">torbenhansenbuilding@gmail.com</a></p>	<p>Sam Merlo <b>Hobart Airport</b> <a href="mailto:smerlo@hobartairport.com.au">smerlo@hobartairport.com.au</a></p> <p><b>Civil Aviation Safety Authority</b> <a href="mailto:airspace.protection@casa.gov.au">airspace.protection@casa.gov.au</a></p> <p><b>Airservices Australia</b> <a href="mailto:airport.developments@airservicesaustralia.com">airport.developments@airservicesaustralia.com</a> <a href="mailto:ifp@airservicesaustralia.com">ifp@airservicesaustralia.com</a></p> <p><b>City of Clarence</b> <a href="mailto:clarence@ccc.tas.gov.au">clarence@ccc.tas.gov.au</a></p> <p><b>VicTasAirports</b> <a href="mailto:VicTasAirports@infrastructure.gov.au">VicTasAirports@infrastructure.gov.au</a></p>	<p>Flysafe <b>Airspace Protection</b> <a href="mailto:flysafe@infrastructure.gov.au">flysafe@infrastructure.gov.au</a></p>

**DECISION UNDER THE AIRPORTS (PROTECTION OF AIRSPACE) REGULATIONS 1996**

- Proposed Activity:** Construction of a building – Dwelling and Shed
- Location:** 154 Cahill Place, Acton Park TAS
- Coordinates:** S 425213.53; E 1472933.38 (Lat. Long)
- Proponent:** Torben and Louise Hansen

I refer to the application from Torben and Louise Hansen (the Proponent), received by the Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts (the Department) on 2 February 2026 from Hobart International Airport Pty Ltd (HIAPL). This application (HIAPL Ref. D2026-08) sought approval under the Airports (Protection of Airspace) Regulations 1996 (the Regulations) for the intrusion of a building at 154 Cahill Place, Acton Park TAS (the site) into airspace which, under the Regulations, is prescribed airspace for Hobart Airport.

Under regulation 6(1), ‘prescribed airspace’ includes ‘the airspace above any part of either an Obstacle Limitation Surface (OLS) or Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) surface for the airport’.

The Inner Horizontal Surface of the OLS above this site is at a height of 47 metres above the Australian Height Datum (AHD) and hence prescribed airspace above the site commences at 47 metres AHD. Due to the existing intrusion of the underlying terrain, at a maximum height of 53.63 metres AHD, the building will penetrate the OLS by 6.63 metres.

Accordingly, the construction of the building constitutes a ‘controlled activity’ under Section 182 of the *Airports Act 1996* (the Act). Section 183 of the Act specifies that controlled activities cannot be carried out without approval. Details of the penetration of prescribed airspace are provided in Table 1.

Table 1: Height and location of the proposed activity that will intrude into prescribed airspace for Hobart Airport.

Activity	Coordinates (Lat. Long)	Maximum height (AHD)	Penetration of prescribed airspace
Dwelling and Shed	S 425213.53; E 1472933.38	53.63 metres	6.63 metres

Regulation 14 provides that a proposal to carry out a controlled activity must be approved unless carrying out the controlled activity would interfere with the safety, efficiency or regularity of existing or future air transport operations into or out of the airport concerned. Regulation 14(1)(b) provides that an approval may be granted subject to conditions.

Under the Regulations, the Secretary of the Department is empowered to make decisions in relation to the approval of controlled activities, and impose conditions on the approval. I am the Secretary’s Delegate for the purposes of the Regulations.

### **Decision**

In accordance with regulation 14, **I approve** the controlled activity for the intrusion of a building at 154 Cahill Place, Acton Park TAS into prescribed airspace for Hobart Airport to a **maximum height of 53.63 metres AHD**.

In making my decision, I have taken into consideration the opinions of the Proponent, the Civil Aviation Safety Authority (EF12/4346-81), Airservices Australia (advice number YMHB-CA-060), and HIAPL.

In accordance with regulation 14(1)(b), I impose the following conditions on my approval:

1. The dwelling and shed **must not exceed** a maximum height of **53.63 metres AHD**, **including all** lift over-runs, vents, chimneys, aerials, antennas, lightning rods, any roof top garden plantings, exhaust flues etc.
2. Separate approval **must be sought** under the Regulations for any equipment (e.g. cranes, concrete pumps) required to construct the building. Construction cranes or concrete pumps may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Regulations. Therefore, it is advisable that approval to operate construction equipment (e.g. cranes, concrete pumps) be obtained prior to any commitment to construct.
3. The Proponent **must advise** Airservices Australia at least three business days prior to the controlled activity commencing by emailing [ifp@airservicesaustralia.com](mailto:ifp@airservicesaustralia.com) and quoting YMHB-CA-060.
4. The Proponent **must advise** HIAPL at least two business days prior to the constructed height of the building reaching 47 metres AHD.

5. Upon completion, the Proponent **must provide** HIAPL with written confirmation of the finished height of the dwelling and shed.
6. A separate assessment and approval under the Regulations will be required for any further addition to the height of the building (including the installation of antennas) as it will increase the penetration of the OLS.

**Breaches of approval conditions are subject to significant penalties** under Sections 185 and 187 of the Act.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Braden Hartcher', written in a cursive style.

Braden Hartcher  
Director – Vic/Tas Airports, Ownership and Leasing  
Airports Branch  
Domestic Aviation & Reform

3 February 2026

GEOTECH 26-007

ROCK SOLID GEOTECHNICS PTY LTD

Peter Hofto

163 Orielton Road

Orielton

TAS 7172

0417 960 769

[peter@rocksolidgeotechnics.com.au](mailto:peter@rocksolidgeotechnics.com.au)

19/1/2026

## Geotechnical Assessment / Classification for Proposed Residential Development

154 Cahill Place Acton Park.

CLIENT: Torben Hansen 0413047526 [torbenhansenbuilding@gmail.com](mailto:torbenhansenbuilding@gmail.com)

### CONTENTS

SUMMARY	2
INVESTIGATION	2
CONDITIONS OF INVESTIGATION	4

FIGURE 1 Site Plan

APPENDIX 1	Certificate of Others (Building) – Form 55
APPENDIX 2	CSIRO 'Guide to home-owners on foundation maintenance and footing performance'
APPENDIX 3	Onsite Wastewater Assessment & System Design
APPENDIX 4	Form 35
APPENDIX 5	Wastewater Loading Certificate

## SUMMARY

A residential development (ancillary dwelling and shed) is proposed by Torben Hansen at 154 Cahill Place Acton Park (Figure 1). The site is underlain by sandy topsoils, sandy clay subsoils, and presumed Triassic sandstone bedrock at variable depths.

The sites for the proposed ancillary dwelling and shed are classified as Class 'M' in accordance with AS2870-2011.

Suitable upslope site drainage should be installed prior to the commencement of construction.

The following Wind Load Classifications (AS4055-2012: Wind Loads for Housing) are appropriate.

- |                                   |       |                                 |
|-----------------------------------|-------|---------------------------------|
| • Terrain Category Classification | TC2.5 | Terrain with a few obstructions |
| • Shielding Classification        | PS    | Partial Shielding               |
| • Topographic Classification      | T2    |                                 |
| • Wind Load Classification        | N3    |                                 |

## INVESTIGATION

The Tasmanian Geological Survey 1:50000 Geological Atlas – 'Hobart' indicates that the site is underlain by Triassic sediments.

A site investigation was completed on Wednesday 3 December, 2025. This included the augering of multiple test holes to assess the site for foundation conditions and onsite wastewater disposal (4WD mounted SAMPLA25 mechanical auger with 100mm solid flight augers). The locations of the holes are marked on Figure 1.

### ANCILLARY DWELLING

It is proposed to construct an ancillary dwelling downslope and to the southwest of the current residence (Figure 1, Plate 1). The site slopes shallowly at approximately 4 degrees to the northwest. The site is covered in grass and is devoid of trees. The profile displayed in Test Hole #2 (Plate 1) consisted of:

0.00 – 0.20m	SAND: fine grained, light brownish grey, trace rootlets – TOPSOIL
0.20 – 0.55m	SAND: fine grained, greyish brown, dry
0.55 – 0.90m	sandy CLAY: medium plasticity, brown, 30% fine to medium grained sand, moist – Bearing Capacity 220kPa
0.90 – 1.75m	SAND: fine grained, white / light grey / light brown, trace compacted sandstone, dry
1.75m+	Mechanical auger refusal on presumed sandstone bedrock – 1.75m.

Test Hole #1 encountered a similar upper profile but with bedrock encountered at 1.35m depth. Groundwater was not encountered in either hole.

Plate 1 – Test Hole #1 – Site of the proposed ancillary dwelling - looking to the northeast.



#### SHED

It is proposed to construct shed in the upper, southeastern portion of the property (Figure 1, Plate 1). The site slopes at approximately 6-7 degrees to the northwest. The site is covered in grass and is devoid of trees.

The profile displayed in Test Hole #3 (Plate 2) consisted of:

0.00 – 0.20m	SAND: fine grained, light brownish grey, trace rootlets – TOPSOIL
0.20 – 0.45m	SAND: fine grained, greyish brown, dry
0.45 – 0.85m	sandy CLAY: medium plasticity, brown, 30% fine to medium grained sand, moist – Bearing Capacity 200kPa
0.85 – 1.55m	SAND: fine grained, white / light grey / light brown, trace compacted sandstone, dry
1.55m+	Mechanical auger refusal on presumed sandstone bedrock – 1.55m.

Test Hole #4 encountered a similar upper profile but with bedrock encountered at 0.90m depth. Groundwater was not encountered in either hole.

The neighbouring property to the southeast has its onsite wastewater disposal area immediately upslope from the proposed shed site. Site drainage should be installed upslope from the proposed shed to protect the site from overground and subsurface water seepages.

Plate 2 – Test Hole #2 - looking to the northeast.



## CONDITIONS OF INVESTIGATION

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This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie. if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS2870-2011: Residential Slabs and Footings
- AS4055-2012: Wind Loads for Housing
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

All new developments should subject to strict site maintenance. Attention is drawn to the enclosed information reproduced with the permission from Standards Australia:

- CSIRO Information Sheet No. BTF18 – 'Guide to home-owners on foundation maintenance & footing performance'.

Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

RSG is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by RSG, and an amended Special Plumbing Permit obtained from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Special Plumbing Permit. A "Certificate of Completion" will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

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ROCK SOLID GEOTECHNICS PTY LTD

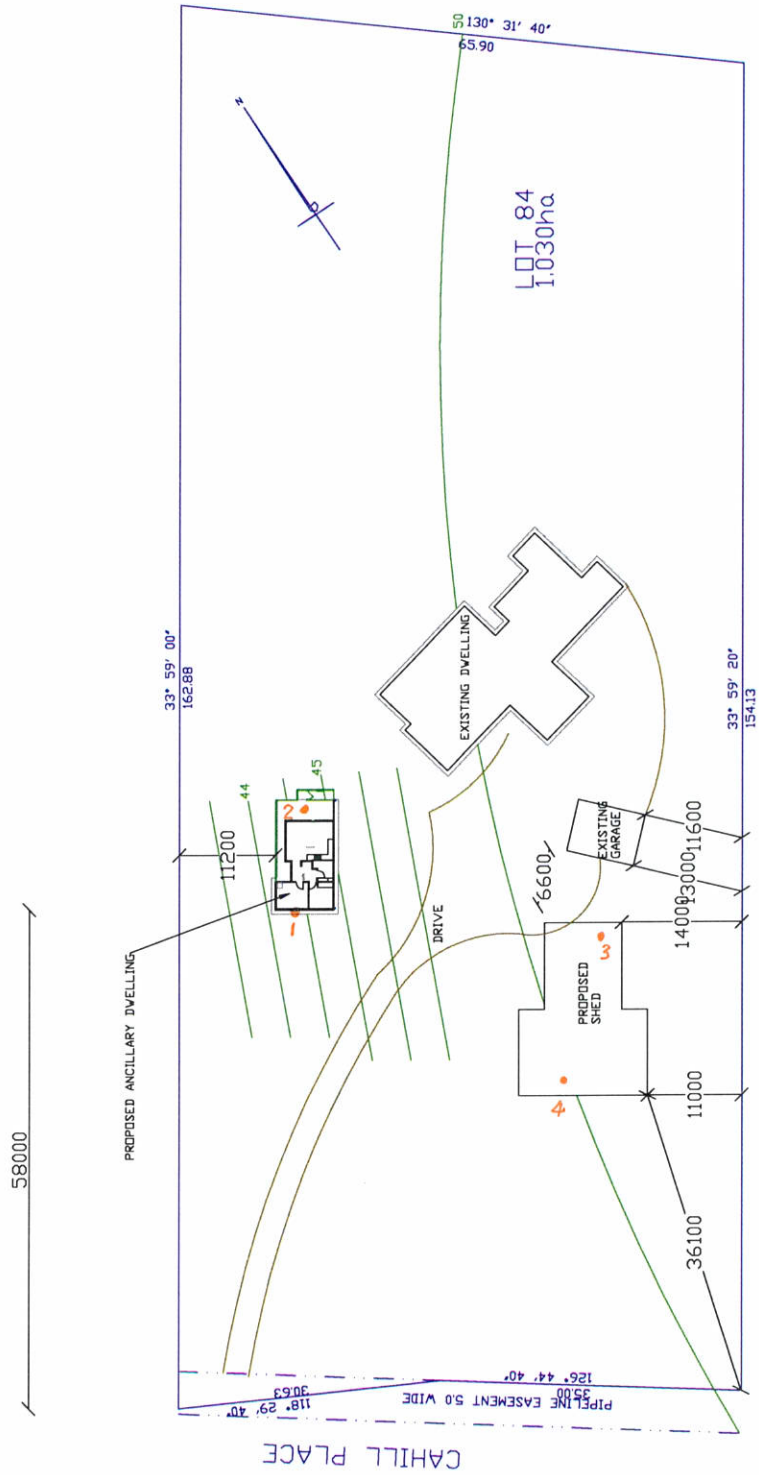


GDA94 MGA55 : 540190E, 5253584N 1:846 **Disclaimer and Copyright Notice**

SCALE: 1:600  
 SHEET 1 OF 6  
 DWG HAN0125  
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 REVISION 1  
 DRAWN BY WILLBUILT  
 RTN CC1911 P  
 ANCILLARY DWELLING  
 & OUTBUILDING

TV & LR HANSEN  
 LOT84 No154  
 CAHILL PLACE  
 ACTION PARK 7170  
 V 149521 F 84

REFER TO BUSHFIRE RISK REPORT BY ONTOIT  
 SOLUTIONS RATING BAL LOW



SITE PLAN

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:   
Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)  
  
  
Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –  
- a material;  
- a design  
- a form of construction  
- a document  
- testing of a component, building system or plumbing system  
- an inspection, or assessment, performed

## Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Relevant calculations:

AS2870

References:


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

*Scope and/or Limitations*

**I certify the matters described in this certificate.**

Qualified person:

*Signed:*



*Certificate No:*

GEOTECH  
26-007

*Date:*

19/1/2026

# Foundation Maintenance and Footing Performance: A Homeowner's Guide



CSIRO

BTF 18  
replaces  
Information  
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

## Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

## Causes of Movement

### Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

### Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

### Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

### Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

### Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

## GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
I	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise



The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

#### Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

#### Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

### Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

### Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

### Prevention/Cure

#### Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

#### Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

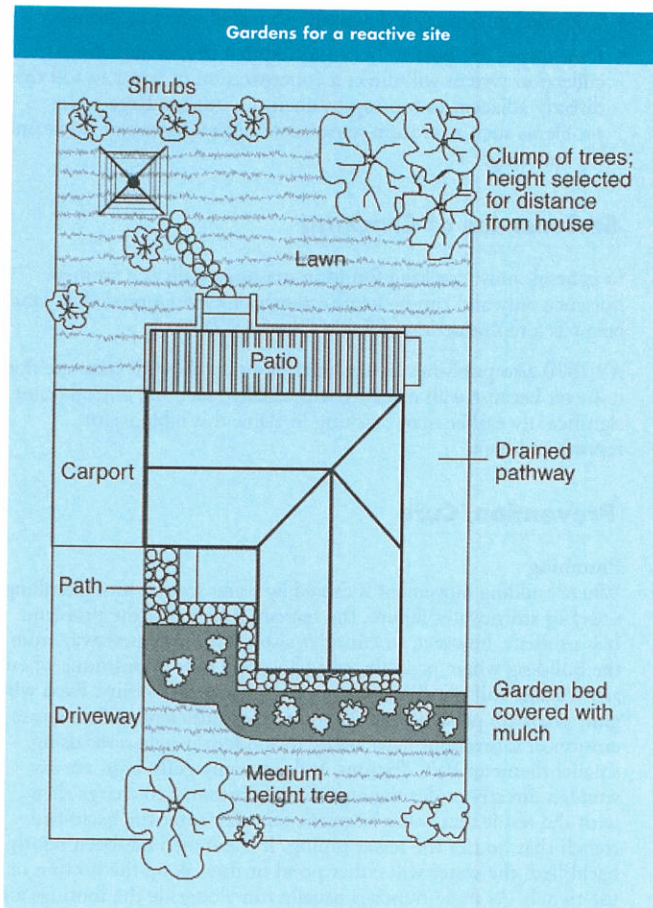
#### Protection of the building perimeter

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

### CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4



- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

#### The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

#### Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

#### Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

#### Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

#### Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

**This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.**

should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

#### Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

**Warning:** Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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## Onsite Wastewater System Design – 154 Cahill Place Acton Park

Below find an Onsite Wastewater System design, and the allocation of a Land Application Area (LAA) for the proposed residential development at 154 Cahill Place Acton Park.

This assessment should be read in conjunction with the attached Site & Soil Evaluation Report ([GEOTECH 26-007](#)).

It is proposed to construct an ancillary dwelling on land to the immediate southwest of the current residence.

Council records indicate that the current 4-bedroom residence is serviced with an onsite wastewater system (circa 2008) ([Figure 2](#)) that consists of:

- An 'OzziKleen' aerated wastewater treatment system (AWTS) accepts all the residential wastewater, discharging to;
- 2 x 200m<sup>2</sup> irrigation zones (Land Application Areas – LAA) consisting of wobbler sprinklers over mulched garden beds.

The system was designed to cater for 7 occupants, using up to 180L/person/day (reticulated water) see [Figure 3](#).

A wastewater service report was completed on 17/11/2025, and indicated that the system was functioning well, with the irrigation area installed as per the plan, and in good condition ([Figure 4](#)).

The system was inspected by the author on Wednesday 3 December, 2025 and I make the following observations;

- The AWTS unit is located as per the council records ([Plate 3](#)).
- The irrigation is in the area shown on the council records ([Plate 4](#)), but;
- There are no mulched garden beds;
- The pipework is broken, lying on the surface (exposed) and not covering the required 2 x 200m<sup>2</sup> LAAs;
- The sprinklers are lying on the ground, broken, and not covering the required 2 x 200m<sup>2</sup> LAAs.

The addition of the ancillary dwelling will necessitate the installation of a new wastewater disposal LAA (irrigation area).

The current 'OzziKleen' aerated wastewater treatment system will need to be rated for 10-person capacity (1500L/day). If the current system is not rated to this volume, a new AWTS will need to be installed.

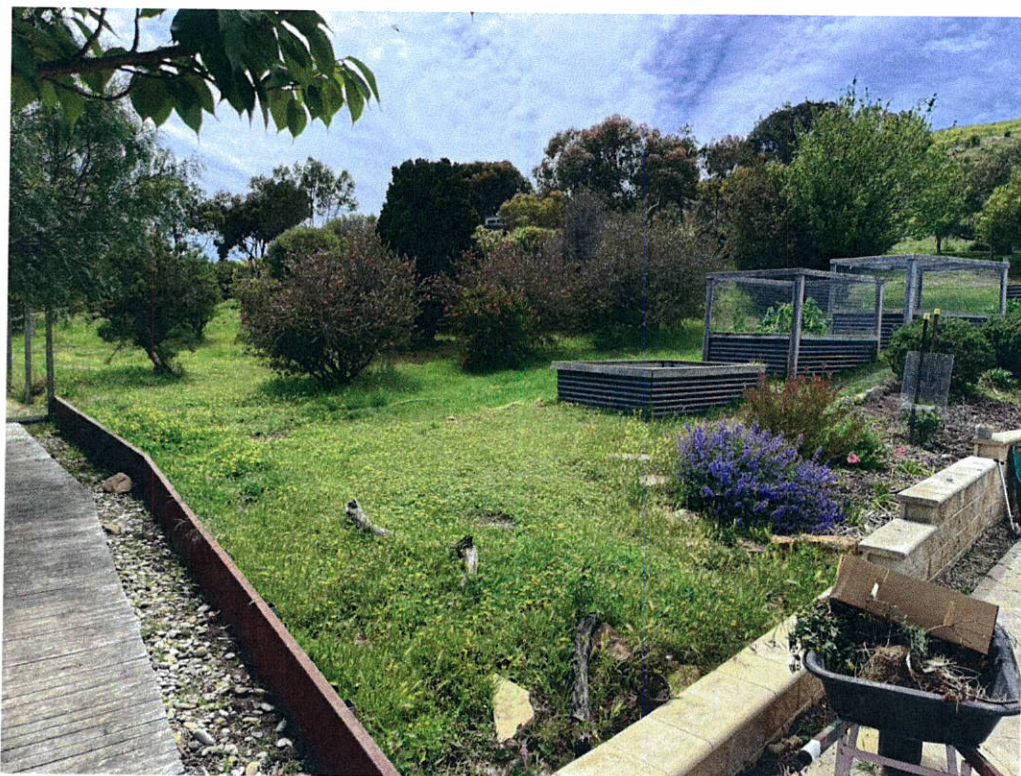
New wastewater disposal areas will need to be installed.

Surface spray irrigation is no longer permitted.

Plate 3 – 'OzziKleen' AWTS - looking to the west.



Plate 4 – Current LAA - looking to the northeast.



## WASTEWATER SYSTEM DESIGN

The current wastewater system will be decommissioned and replaced.

It is proposed to discharge all the residential effluent (both residence and ancillary dwelling) directly into a new Aerated Wastewater Treatment System (AWTS), sited to the immediate north of the ancillary dwelling, and downslope from the residence.

The effluent from the AWTS will discharge into a new Land Application Area (LAA) consisting of subsurface drip line irrigation under lawn in two 250m<sup>2</sup> zones.

The 4-bedroom residence and proposed 2-bedroom ancillary dwelling will require a wastewater disposal area sized to the following specifications (Secondary Treated Effluent);

The site is classified as Class 1 (SAND) over class 5 (light CLAY) and BEDROCK with an indicative permeability of 0.12-0.5m/day, and a Design Irrigation Rate (DIR) of 3mm/day.

4-bedroom residence	6-person occupancy	
2-bedroom ancillary dwelling	4-person occupancy	
Tank water	150 litres/person/day	
Wastewater Load	10 x 150 litres/person/day	1500 litres/day
Design Irrigation Rate (DIR)	3mm/day	Secondary treated effluent
Irrigation Area	1500 / 3 = 500m <sup>2</sup>	

Total size of calculated Land Application Area (LAA) is 500m<sup>2</sup>.

It is proposed to install the required 500m<sup>2</sup> of irrigation in 2 x 250m<sup>2</sup> zones, intermittently dosed using an indexing valve (Figure 5).

The areas will consist of sub-surface irrigation under designated lawns.

**Compliance Table Directors Guidelines for OSWM**

Acceptable Solutions	Performance Criteria	Compliance achieved by
<p><b>7. Standards for Wastewater Land Application Areas</b></p>		
<p><b>A1</b> Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.</p>	<p><b>P1</b> The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.</p>	<p>Complies with <b>A1</b>  Secondary treated effluent.  LAA &gt;3m from level building.</p>
<p><b>A2</b> Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.</p>	<p><b>P2</b> Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with <b>A2</b>  LAA 100m from downslope surface water.</p>
<p><b>A3</b> Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; &amp; (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p><b>P3</b> Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with <b>A3</b>  LAA &gt;1.5m from upslope and side-slope property boundaries.  4° slope.  Secondary treated effluent.  Setback required to downslope property boundary;  <math>1.5m + (1m \times 4^\circ) = 5.5m</math></p>
<p><b>A4</b> Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>	<p><b>P4</b> Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.</p>	<p>Complies with <b>A4</b>  No known potable bores in the immediate vicinity of the site.</p>

<p><b>A5</b> Vertical separation distance between groundwater &amp; a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent</p>	<p><b>P5</b> Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.</p>	<p>Complies with <b>A5</b>  Groundwater not encountered.</p>
<p><b>A6</b> Vertical separation distance between a limiting layer &amp; a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.</p>	<p><b>P6</b> Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>Complies with <b>A6</b>  Limiting layer not encountered.</p>
<p><b>A7</b> Nil</p>	<p><b>P7</b> A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties.</p>	<p>Complies with <b>P7</b></p>

## LAND APPLICATION AREA

The Land Application Area should be constructed as per the following specifications:

- Establishment and maintenance of a minimum of 500m<sup>2</sup> of irrigation area, in 2 x 250m<sup>2</sup> zones intermittently dosed using an indexing valve.
- The areas are to consist of sub-surface irrigation under designated lawns.
- Landscaping of the irrigation area is to be maintained in good order at all times. Such maintenance includes the mowing of the lawns.
- The irrigation area is not to be used for growing vegetables.
- An approved warning sign is to be clearly positioned to inform occupants that reclaimed effluent is used for irrigation.
- The drip lines must be rated for use with wastewater (pressure compensated), and organized to cover the entire 2 x 250m<sup>2</sup> LAAs (@ 0.8m spacings).
- Vacuum Breaker Valves should be provided at the high points of the LAAs, and placed in valve boxes to enable inspection.
- Flush Valves should be provided for the LAAs, with piping returning the flush water to the treatment plant. The Flush Valves will be installed in valve boxes to allow inspection and servicing.
- An inline strainer (150-200 mesh) is to be installed to prevent solids from entering the irrigation system.
- The area should not be driven on, as compaction of the subsurface driplines will render the system unserviceable.



Peter Hofto

*Rock Solid Geotechnics Pty Ltd*

**SITE AND SOIL EVALUATION REPORT**

<u>Soil Category:</u> (as stated in AS/NZS 1547-2000) 1,...2,...3,...4,...5,...6	Modified Emerson Test Required If Yes, Emerson Class No. ....	No
<u>Measured or Estimated Soil Permeability (m/d):</u>	0.120.5m/d	
<u>Design Irrigation Rate (DIR)</u>	3mm/day	(Secondary Treated Effluent)
<u>Geology:</u>	Triassic sediments.	
<u>Slope:</u>	4 degrees to the northwest	
<u>Drainage lines / water courses:</u>	Nil	
<u>Vegetation:</u>	Grass	
<u>Site History: (land use)</u>	Residential block	
<u>Aspect:</u>	Northwest	
<u>Pre-dominant wind direction:</u>	Northwest to southwest	
<u>Site Stability:</u> Will on-site wastewater disposal affect site stability?	No	
<u>Is geological advice required?</u>	No	
<u>Drainage/Groundwater:</u>	Not encountered	
<u>Depth to seasonal groundwater (m):</u>	Not Encountered	
<u>Are surface or sub-surface drains required upslope of the land application area</u>	Yes – earth bunds	
<u>Water Supply:</u>		
<input checked="" type="checkbox"/> Reticulated water		
<u>Date of Site Evaluation:</u>	3/12/2025	
<u>Weather Conditions:</u>	Fine	

Torben Hansen  
[torbenhansenbuilding@gmail.com](mailto:torbenhansenbuilding@gmail.com)

19/1/2026

ROCK SOLID GEOTECHNICS PTY LTD  
Peter Hofto  
163 Orielton Rd  
Orielton  
TAS 7172  
0417960769  
[peter@rocksolidgeotechnics.com.au](mailto:peter@rocksolidgeotechnics.com.au)

### Loading Certificate for Onsite Wastewater System - 154 Cahill Place Acton Park

- 1 System Capacity: (medium/long term)
  - 4-bedroom residence, 2-bedroom ancillary dwelling, 10 persons total 1500 litres/day
- 2 Design Criteria Summary:
  - Secondary Treated Effluent Aerated Wastewater Treatment System (AWTS)
  - Soil Category Class 1 SAND over class 5 light CLAY and bedrock
  - Land Application System 2 x 250m<sup>2</sup> of sub-surface dripline irrigation
- 3 Reserve Area:
  - Suitable reserve area if required in the future.
- 4 Variation from design flows etc:
  - The system should successfully assimilate additional peak loadings which may result from occasional social gatherings if this does not exceed use by more than 12 persons in a 24-hour period.
- 5 Consequences of overloading the system:
  - Long term use by more than 10 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.
- 6 Consequences of under-loading the system:
  - The system will work effectively with as few as 1-person in the residence, however long periods of zero occupancy may result in poor functioning of the system when normal use recommences. If the building is left unoccupied for more than one month, it is advised to inform the maintenance contractor.
- 7 Consequences of lack of operation, maintenance and monitoring attention:
  - The AWTS must be maintained by a contracted maintenance provider.

Peter Hofto

Rock Solid Geotechnics Pty Ltd

**LC 84 AXIOM WAY ACTON 7/10**

154 Cahill Place  
0221 Keen  
11/08

AN INSPECTION OF THIS SITE WAS CARRIED OUT AT 4:30pm ON 12/11/2008. THE APPALATION AREA WAS SUFFICIENTLY COVERED WITH MULCH TO A TOTAL AREA APPROXIMATELY 500m<sup>2</sup>. THE AREA HAS BEEN SUFFICIENTLY RETAYED WITH IMPERIAL ANTI-WEAR REQUIRED. POSSIBLE SPRINKLERS HAVE BEEN PROVIDED AT A 3-5m CENTRE.

*AKK*

- Land application area (1248m<sup>2</sup>)**
- Primary disposal area (624m<sup>2</sup>)
  - Total surface irrigation area of 400m<sup>2</sup>
  - Two individual irrigation zones of 200m<sup>2</sup> (10 x 20m)
  - This disposal area to be setback from the downslope site boundary by at least 30m.
  - A 2m wide perimeter strip shall be identified around each irrigation area.
  - 100-150mm of mulch to cover the irrigation lines.
- Secondary disposal area (624m<sup>2</sup>)**

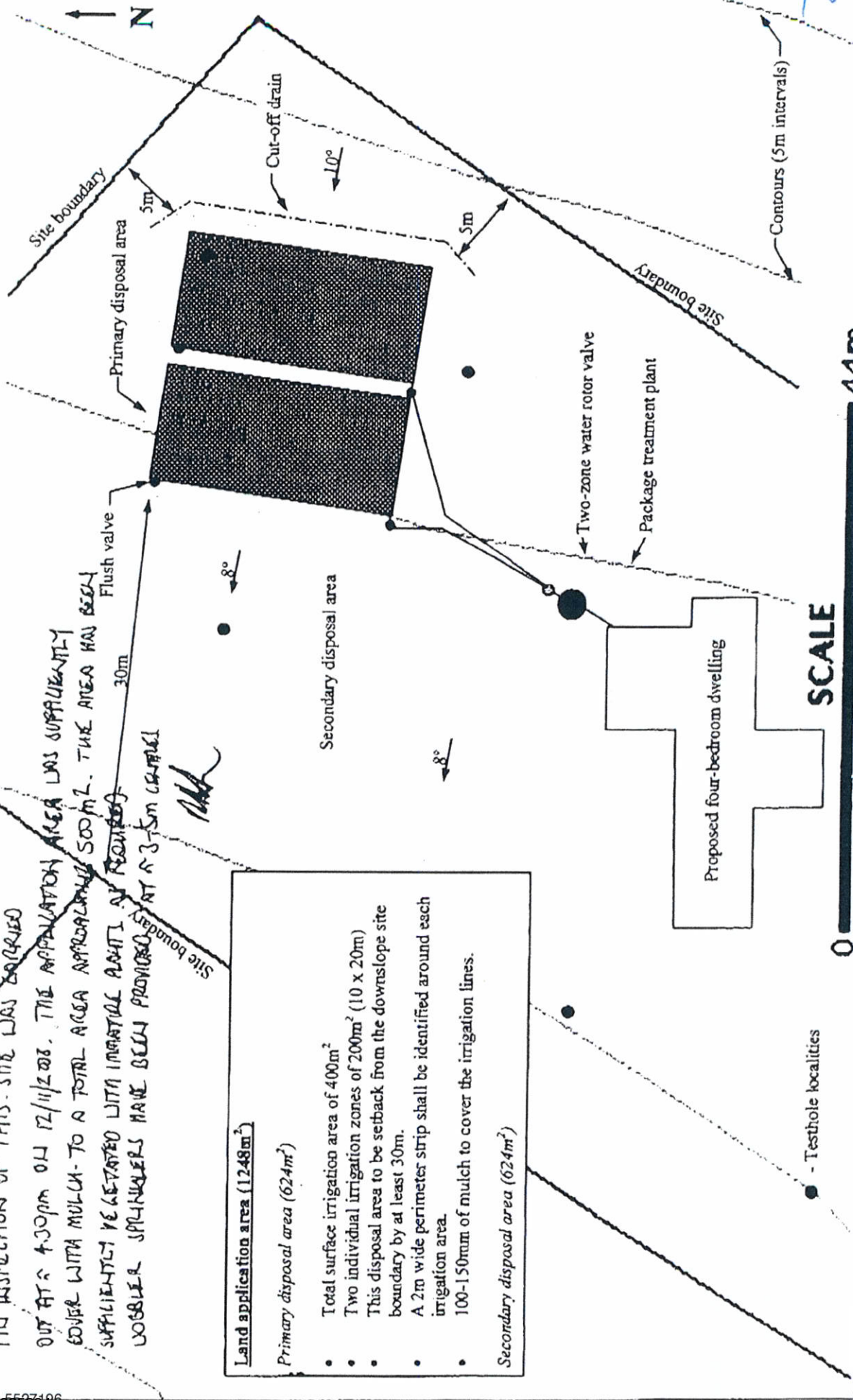


FIGURE 2

## SCHEDULE 1

### Water quality requirements for Land Application of Treated Domestic Wastewater

Indicator	AS/NZS 1547:2000 value
5-day Biological Oxygen Demand *	20 mg/L
Suspended solids	30 mg/L
Thermotolerant coliforms **	10 per 100 mL
Free chlorine ***	0.5 mg/L

\* Not proposed for routine measurement except, where effluent quality as measured by suspended solids and free chlorine levels is consistently poor.

\*\* Measured for each sampling during the commissioning period, and then subsequently only where free chlorine residuals cannot be maintained, or as an occasional check on effluent quality.

\*\*\* Measured quarterly with a Lovibond® or similar test kit.

**NB:** Testing for free residual chlorine and thermotolerant coliforms is not required for systems where the wastewater is managed entirely by grassed or turfed sub-surface irrigation or trenches or absorption/evapotranspiration beds. Drip line or drippers placed under mulch or bark is not classed as sub-surface irrigation.

## SCHEDULE 2

### DETAILS OF ON-SITE WASTE WATER MANAGEMENT SYSTEM

<b>System Manufacturer:</b>	Ozzi Kleen
<b>Capacity or Model Number:</b>	RP 10
<b>Method &amp; Dimensions of Blackwater Management:</b>	N/A
<b>Method &amp; Dimensions of Greywater Management:</b>	N/A
<b>Method &amp; Dimensions of Combined Waste Water Management:</b>	Minimum 400m <sup>2</sup> wetted surface irrigation
<b>Class of Premises:</b>	Dwelling
<b>Type of Water Supply:</b>	Reticulated
<b>Design Waste Water Load Rate (Litres/person/day):</b>	180
<b>Number of People System Designed for:</b>	7
<b>Number of Bedrooms (including additions if any):</b>	3
<b>Number of Studies* (including additions if any):</b>	1

\* Includes a utility room or other room(s) that may potentially be used as a bedroom.



**MG Roberts Plumbing Pty Ltd**  
 1/12 Maxwells Rd  
 Cambridge TAS 7170  
 Tel: (03)62485270  
 admin@mgroberts.com.au  
 ABN: 82 009 550 449  
 mgrobertsplumbing.com.au

Date: 17/11/2025

## TEST REPORT OF DOMESTIC TREATMENT PLANT

Job No: 14458

File Ref: 2181

**Serial Number: RP 1225111238**

**Type: Ozzi Kleen - RP10**

**Name of Owner: Louise & Torben Hansen**

**Location of System: 154 Cahill Pl**

**Tests Performed:**

Cl2 Free Residual	0.6
Settleable Solids SV30%	90
Dip Stick - 100mm Disc	60
Water Clarity	3 - Coloured
pH	6.8
Chlorine Tablets Used	5
Chlorine Tablets Replaced	5
Disposal Area:	Surface

**Check Operation of Main Tank and Effluent Compartments, Decanter, Air Blower, Pump: Yes**

**Testing Officer: Javid Rostami**

**Time Taken: 1.00 hrs**

### Questions required by Council to be answered by the treatment plant servicing contractor

If visual plan on-site, does the irrigation area appear to be as per approved plan? Yes

If 'No', please comment:

Does the irrigation area appear to be sufficient and retained within property boundaries? Yes

If 'No', please comment:

The effluent distribution system is in good condition? Yes

If 'No', please comment:

Is the irrigation area being satisfactorily maintained (e.g. weeding, mulch, healthy & sufficient plants)? Yes

If 'No', please comment:

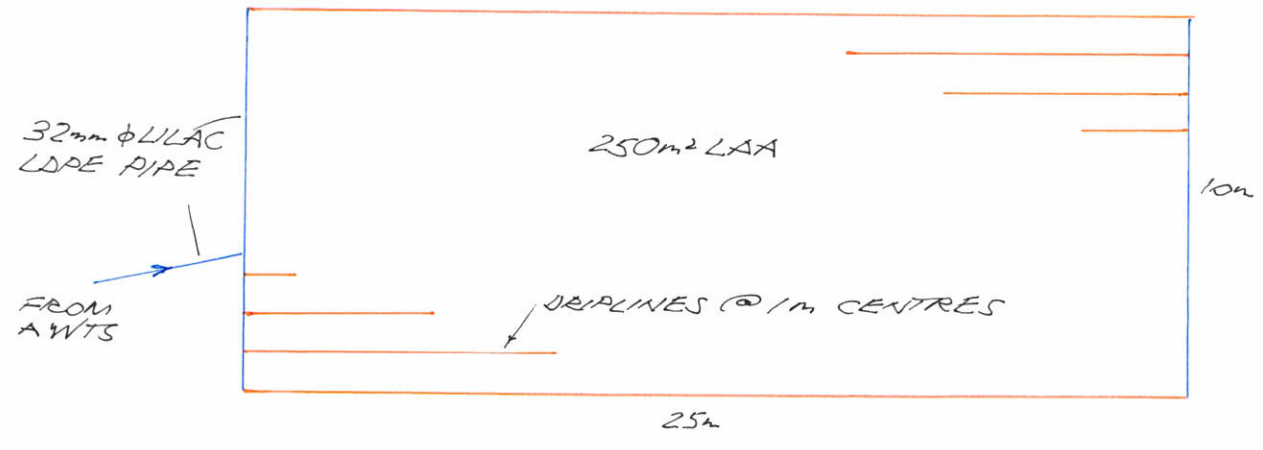
### General Comments / Repairs





PLAN 1:200

ZONE 1



# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

Form **35**

To:  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:

ONSITE 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
	<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
	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:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 19/1/2026
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 19/1/2026
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 19/1/2026
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

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

AS 1547:2021 On-site domestic wastewater management  
 Director's Guidelines for Onsite Wastewater Management

**Any other relevant documentation:**

Empty box for additional documentation.

**Attribution as designer:**

I Peter Hofto – ROCK SOLID GEOTECHNICS P/L ..... 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:	<input type="text" value="Peter Hofto"/>	<input type="text" value="Peter Hofto"/>	<input type="text" value="19/1/2026"/>
Licence No:	<input type="text" value="CC61591"/>		

**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 works 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 .....Peter Hofto – ROCK SOLID GEOTECHNICS P/L.....  
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:	Peter Hofto		19/1/2026