Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	**Honed Architecture + Design - PA\26\0100**
PROPERTY ADDRESS:	**239 Meander Valley Road TRAVELLERS REST (CT: 111525/1)**
DEVELOPMENT:	**Demolition of existing & construction of new Single dwelling, Residential outbuilding (barn) containing secondary residence, Residential outbuilding (Shed) - site coverage, driveway, attenuation.**

The application can be inspected until **Thursday, 8 January 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 13 December 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

Meander Valley Council
Working Together

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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

OFFICE USE ONLY

Property No: _____ **Assessment No:** ____ - _____ - _____

DA _____ **PA** _____ **PC** _____

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

Indicate by ✓ box

PROPERTY DETAILS:

Address: 239 MEANDER VALLEY ROAD Certificate of Title: 111525

Suburb: TRAVELLERS REST 7250 Lot No: 1

Land area: 17 HA m^2 / *ha*

Present use of land/building: SINGLE DWELLING *(vacant, residential, rural, industrial, commercial or forestry)*

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

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

☑ Building work ☐ Change of use ☐ Subdivision ☑ Demolition
☐ Forestry ☐ Other _____

Total cost of development *(inclusive of GST)*: $ 700,000 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: DEMOLISH EXISTING HOUSE - NEW HOUSE - NEW MACHINERY SHED NEW BARN/ANCILLARY DWELLING

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

New floor area: 548 m^2 New building height: 5.7 m

Materials: External walls: JAMES HARDIE/COLOR BOND Colour: WHITE / GREY

Roof cladding: COLOR BOND Colour: WHITE / GREY

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
111525	1
EDITION	DATE OF ISSUE
3	02-Jan-2015

SEARCH DATE : 08-Dec-2025
SEARCH TIME : 03.00 pm

DESCRIPTION OF LAND

City of LAUNCESTON
Lot 1 on Plan 111525
Being the land described in Conveyance No. 62/4510
Excepting thereout Lot 2 on P 29965
Derivation : Part of 100 Acres Gtd to W H Brown Part of 320 Acres Gtd to W Moriarty and Anor
Prior CT 4394/24

SCHEDULE 1

M498212 TRANSFER to CHRISTOPHER MICHAEL DELL and GELINDA ANNE DELL Registered 02-Jan-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: a right to lay and maintain and run and pass water through pipes and valves (with covenants as to usage) for the Rivers and Water Supply Commission more fully set forth in Indenture of Grant of Easement No. 57/0566 over the strip of land marked A B on P 111525
M498178 MORTGAGE to MyState Bank Limited Registered 02-Jan-2015 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

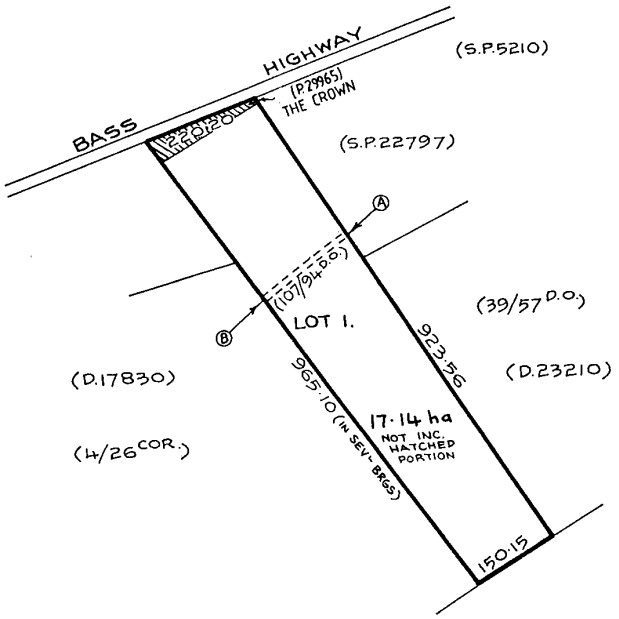
No unregistered dealings or other notations

OWNER FOLIO REFERENCE C.T. 4394-24 GRANTEE	**PLAN OF TITLE** LOCATION CORNWALL ~ LAUNCESTON FIRST SURVEY PLAN No. D.29607 COMPILED BY L.T.O. SCALE 1:8000 LENGTHS IN METRES	REGISTERED NUMBER **P111525** APPROVED 16 MAY 1994 Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 65	LAST UPI No 203	LAST PLAN No. D.29607	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

SKETCH BY WAY OF ILLUSTRATION ONLY

EXCEPTED LANDS:
LOT 2 (P.29965) 5201m²



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

NOTE:

ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.

DO NOT SCALE OF DRAWINGS.

CONFIRM ALL SIZES AND HEIGHTS ON SITE.

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

DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION FOR PROPOSED RESIDENCE 239 MEANDER VALLEY ROAD TRAVELLERS REST, TASMANIA

NOTE:

ARCHITECT: MICHAEL BERNACKI (929)	
ACCREDITATION NUMBER:	CC6490
LAND TITLE REF NUMBER:	111525 / 1
FLOOR AREA:	REFER TO TABLE
SOIL CLASSIFICATION:	REFER TO REPORT
CLIMATE ZONE:	7
BAL:	REFER TO REPORT
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	N/A
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN

DRAWING No.	DRAWING TITLE
A–DA–01	Cover Sheet
A–DA–02	Site Plan Zoomed Out
A–DA–03	Site Plan Zoomed in
A–DA–04	Existing House Level 1 Plan (to be demolished)
A–DA–05	Existing House Roof Plan (to be demolished)
A–DA–06	Proposed House Level 1 Plan
A–DA–07	Proposed House Roof Plan
A–DA–08	Proposed House Northern Elevation
A–DA–09	Proposed House Eastern Elevation
A–DA–10	Proposed House Southern Elevation
A–DA–11	Proposed House Western Elevation
A–DA–12	Proposed Machinery Shed Plans
A–DA–13	Proposed Machinery Shed Elevations
A–DA–14	Proposed Barn Plans
A–DA–15	Proposed Barn Elevations

EXISTING STORAGE SHED AREA	- 75M2 = 8.07SQ FLOOR AREA
EXISTING 40 FOOT STORAGE CONTAINER	- 31M2 = 3.33SQ FLOOR AREA
EXISTING HAY SHED	- 25M2 = 2.69SQ FLOOR AREA
PROPOSED HOUSE AREA	- 208M2 = 22.38SQ FLOOR AREA
PROPOSED MACHINERY SHED AREA	- 86M2 = 9.25SQ FLOOR AREA
PROPOSED BARN AREA	- 123M2 = 13.24SQ FLOOR AREA

TOTAL AREA	- 548M2 = 58.98SQ

SITE AREA	- 17140M2
SITE COVERAGE	- 3%

HONED ARCHITECTURE + DESIGN

PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

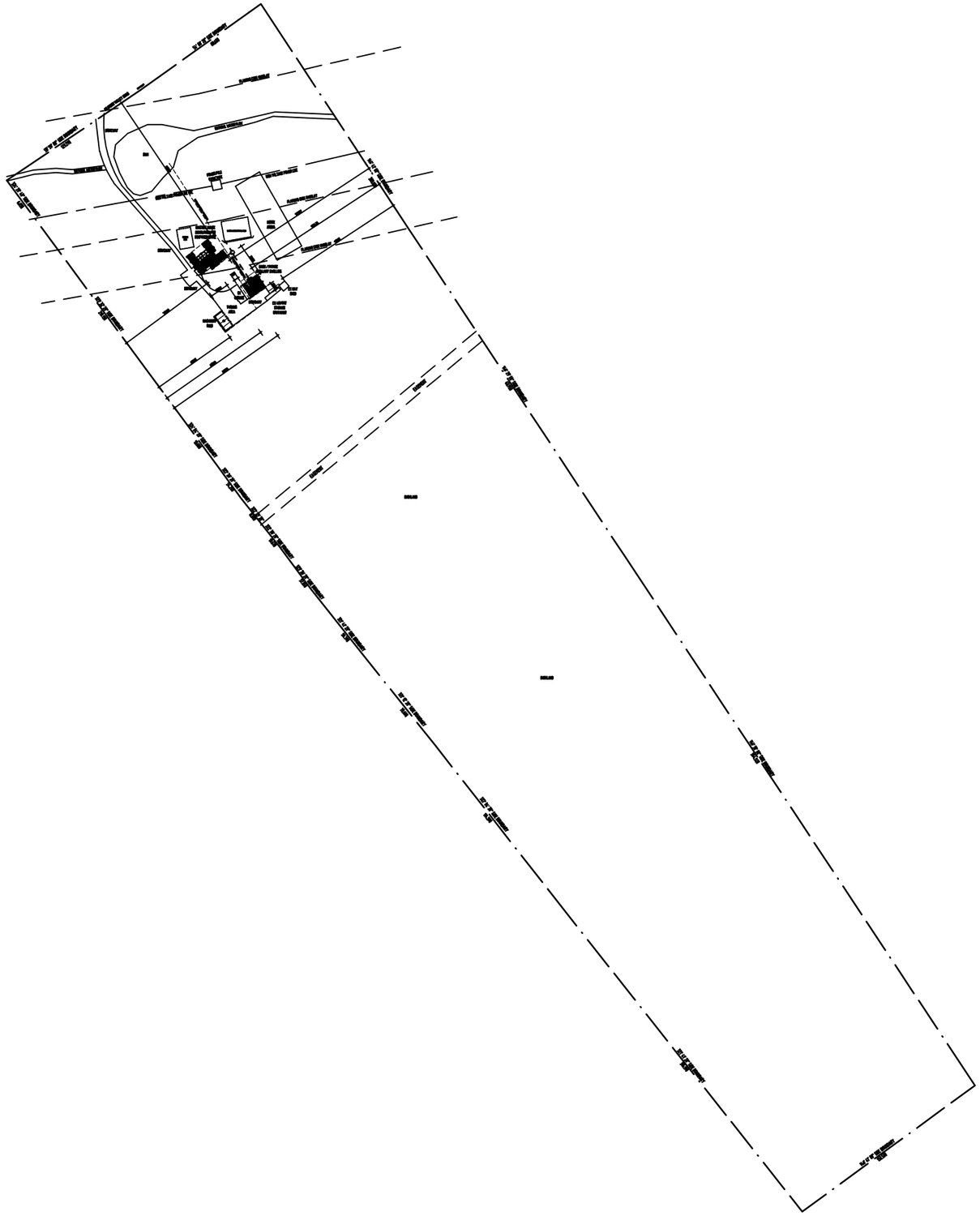
PROJECT NAME:

PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:

COVER SHEET

DRAWN:	MB
CHECKED:	MB
SCALE:	NTS @ A3
DATE:	OCTOBER_2023
PROJECT NO.	2317
DRAWING NO.	A-DA-01 A



ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

NORTH

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:

PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:

PROPOSED SITE PLAN
FULL SITE

DRAWN:	MB
CHECKED:	MB
SCALE:	1:3500 @ A3
DATE:	OCTOBER_2023
PROJECT NO.	2317
DRAWING NO.	A-DA-02 A

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

NORTH

REVISION

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A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

HONED ARCHITECTURE + DESIGN

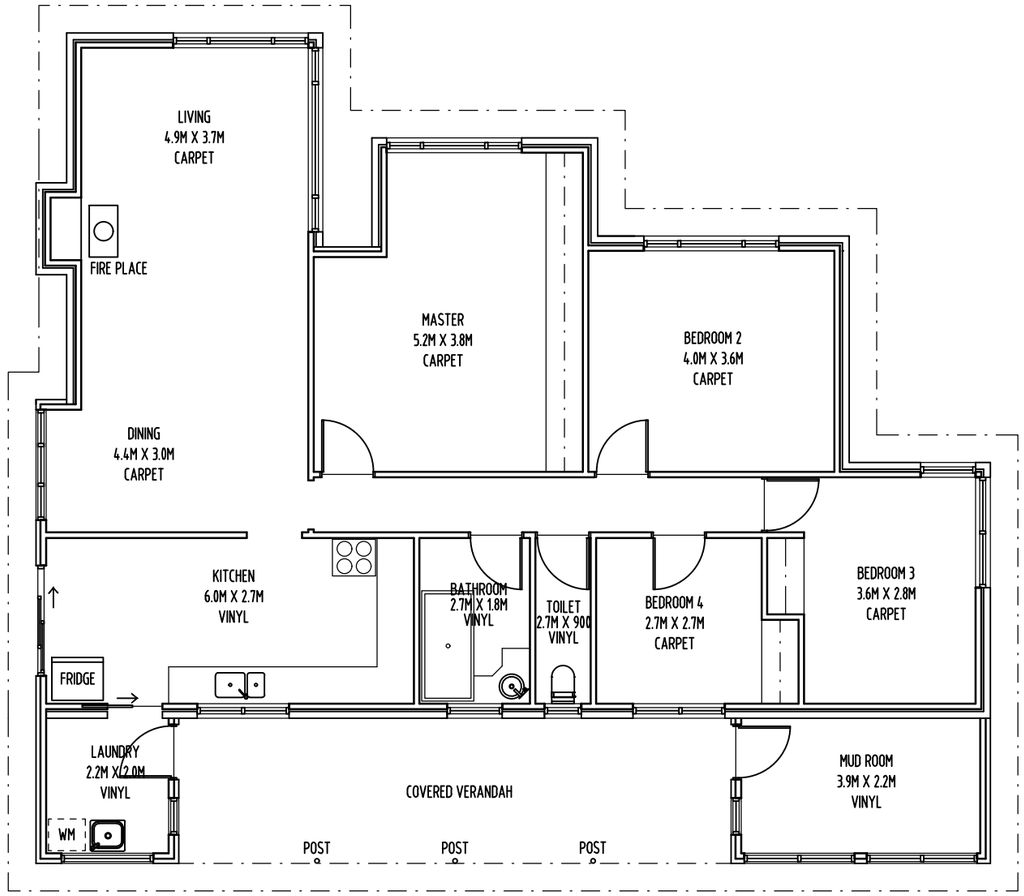
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:
SITE PLAN
ZOOMED IN

DRAWN:	MB
CHECKED:	MB
SCALE:	1:1000 @ A3
DATE:	OCTOBER_2023
PROJECT NO.	2317
DRAWING NO.	A-DA-03 A

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



GENERAL NOTE: ENTIRE HOUSE TO BE DEMOLISHED

01 EXISTING HOUSE - LEVEL 1 PLAN

\- 1:100

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

NORTH

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:

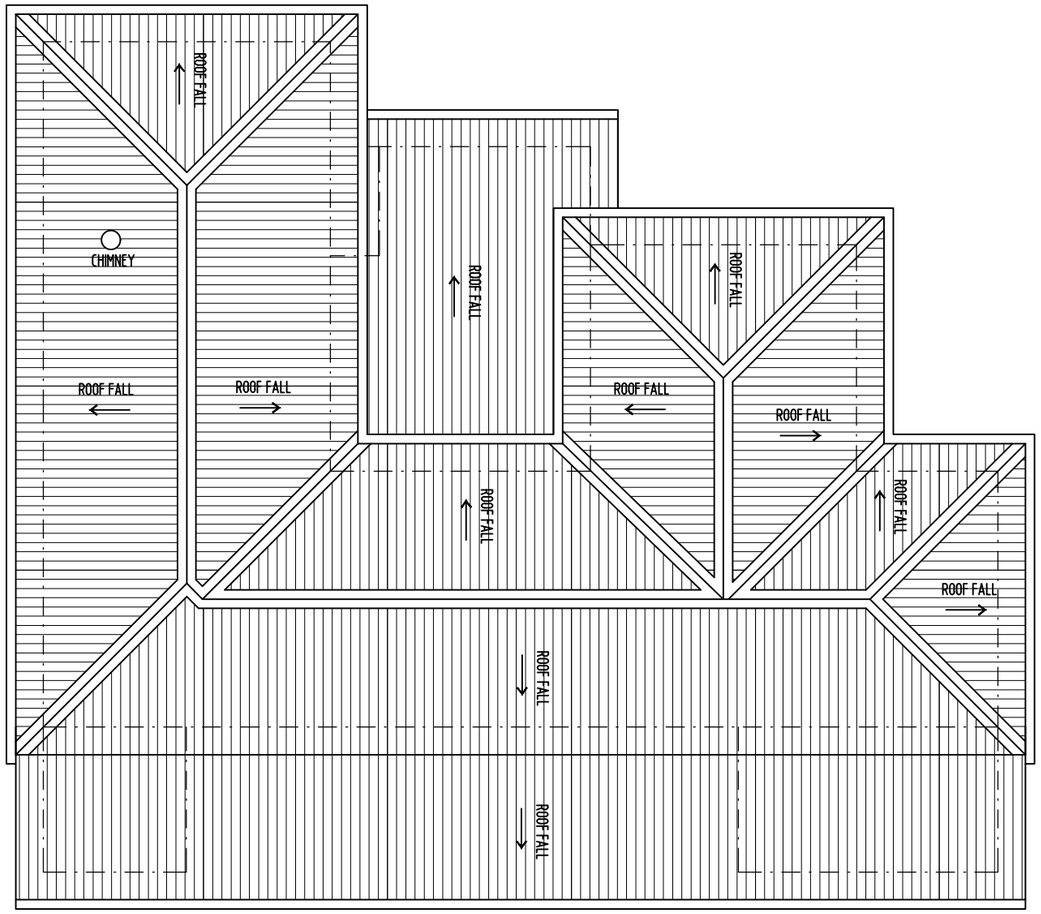
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:

EXISTING HOUSE
LEVEL 1 PLAN

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	OCTOBER_2023
PROJECT NO.	2317
DRAWING NO.	A-DA-04 A

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



GENERAL NOTE: ENTIRE HOUSE TO BE DEMOLISHED

01 EXISTING HOUSE - ROOF PLAN
\- 1:100

0 0.5 1 2 3 4 5 10m
SCALE = 1:100

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

NORTH

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

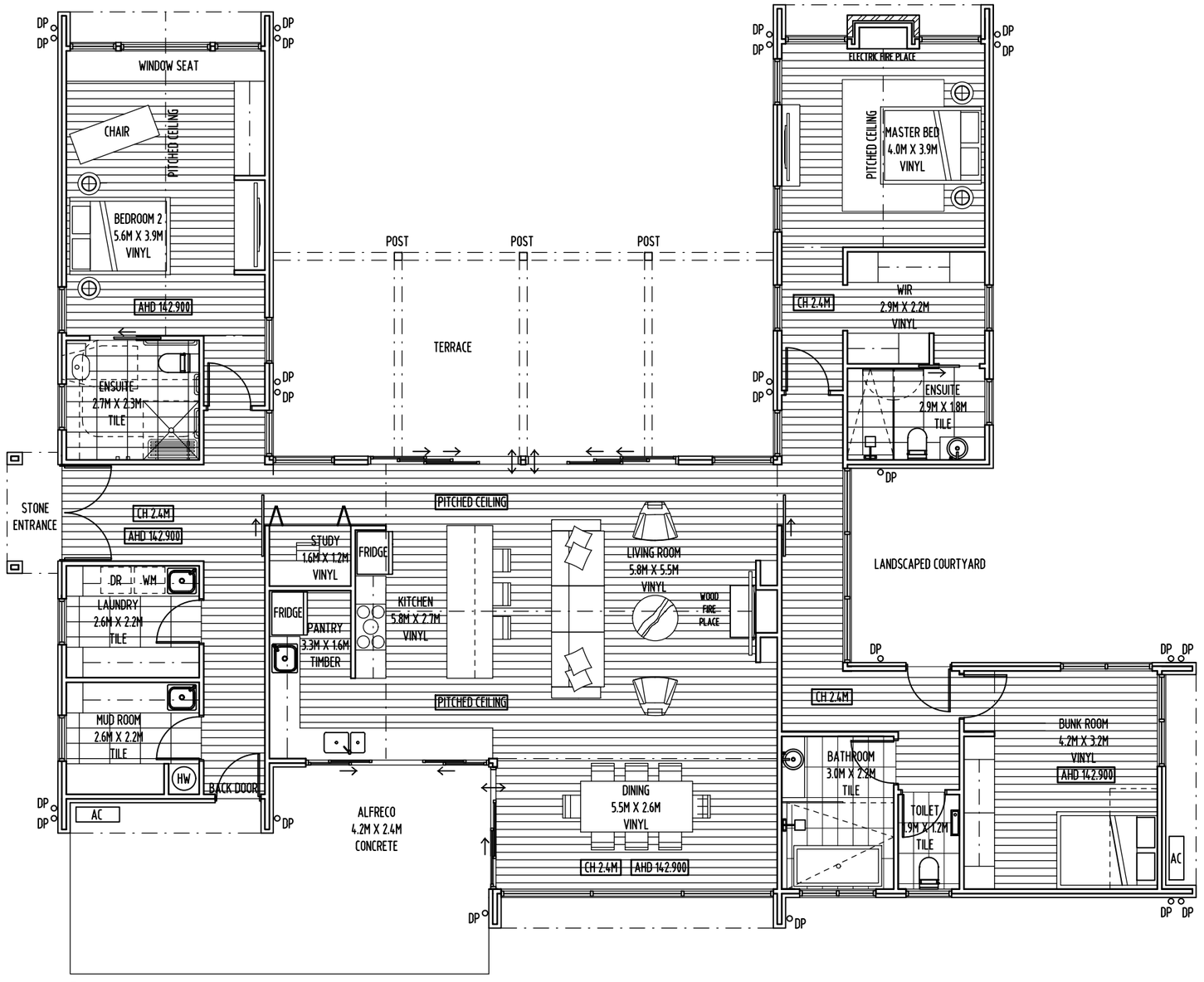
PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:
EXISTING HOUSE
ROOF PLAN

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	OCTOBER_2023
PROJECT NO.	2317
DRAWING NO.	A-DA-05 A

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 LEVEL 1 PLAN
- 1:100

LEVEL 1 HOUSE AREA - 208M2 = 22.39SQ

0 0.5 1 2 3 4 5 10m
SCALE = 1:100

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

NORTH

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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

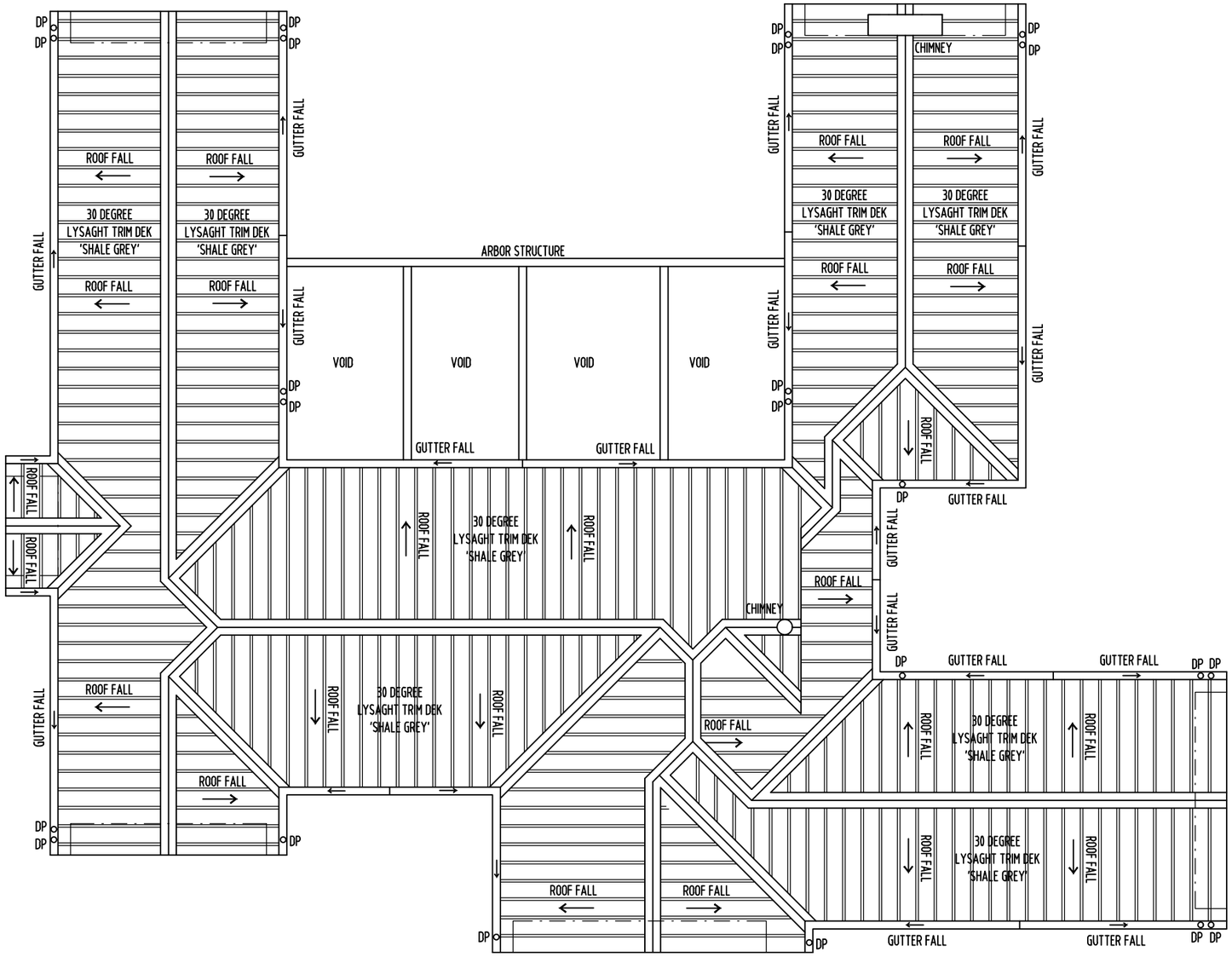
PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:
PROPOSED HOUSE
LEVEL 1 PLAN

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: OCTOBER_2023
PROJECT NO. 2317
DRAWING NO. A-DA-06 A

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 ROOF PLAN
- 1:100

0 0.5 1 2 3 4 5 10m
SCALE = 1:100

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

NORTH

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

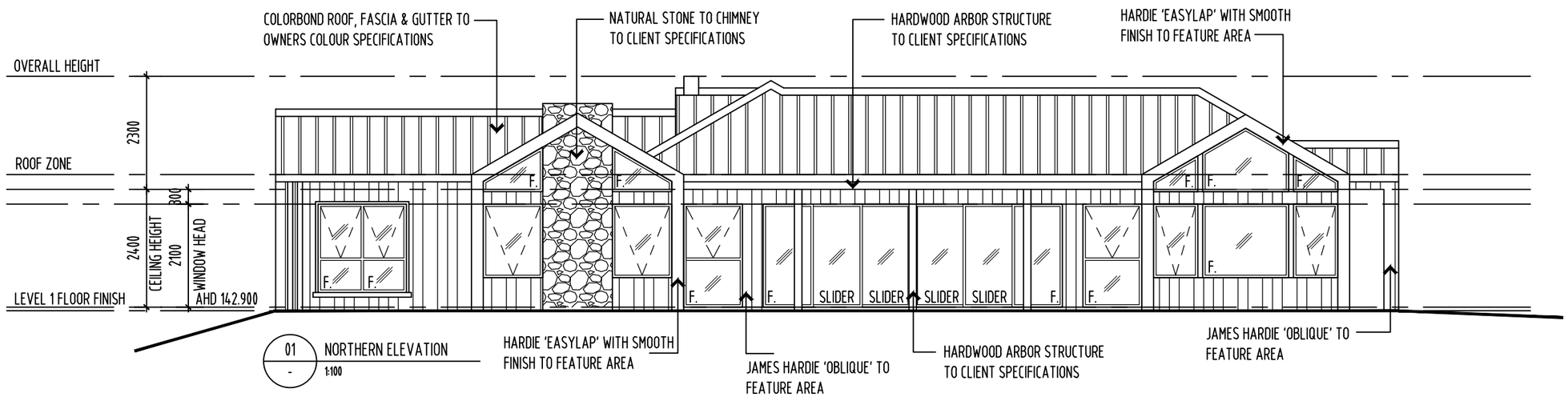
PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:
PROPOSED HOUSE
ROOF PLAN

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: OCTOBER_2023
PROJECT NO. 2317
DRAWING NO. A-DA-07 A

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 - NORTHERN ELEVATION
1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

0 0.5 1 2 3 4 5 10m
SCALE = 1:100

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

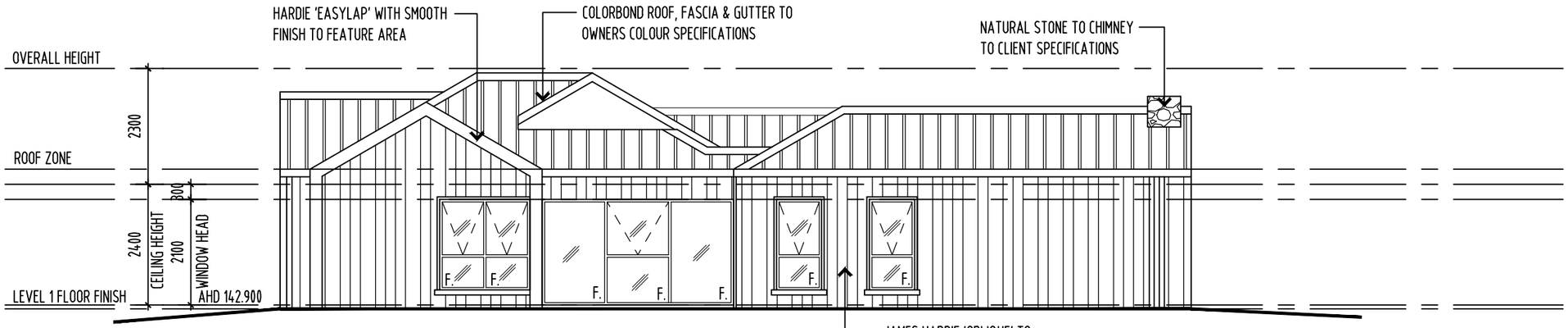
HONED ARCHITECTURE + DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:
PROPOSED HOUSE
NORTHERN ELEVATION

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: OCTOBER_2023
PROJECT NO. 2317
DRAWING NO. A-DA-08 A



01 - EASTERN ELEVATION
1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

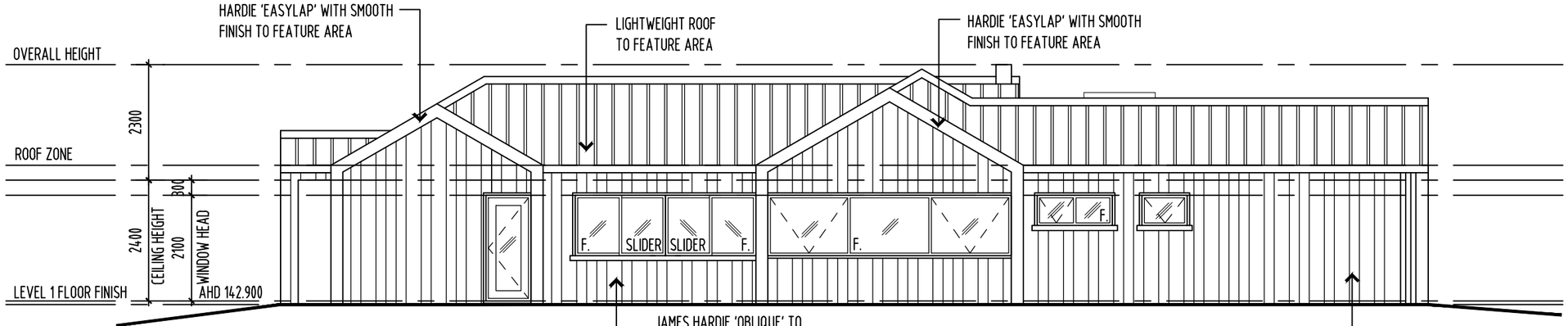
HONED ARCHITECTURE + DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:
PROPOSED HOUSE
EASTERN ELEVATION

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	OCTOBER_2023
PROJECT NO.	2317
DRAWING NO.	A-DA-09 A



01 - SOUTHERN ELEVATION
1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

0 0.5 1 2 3 4 5 10m
SCALE = 1:100

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

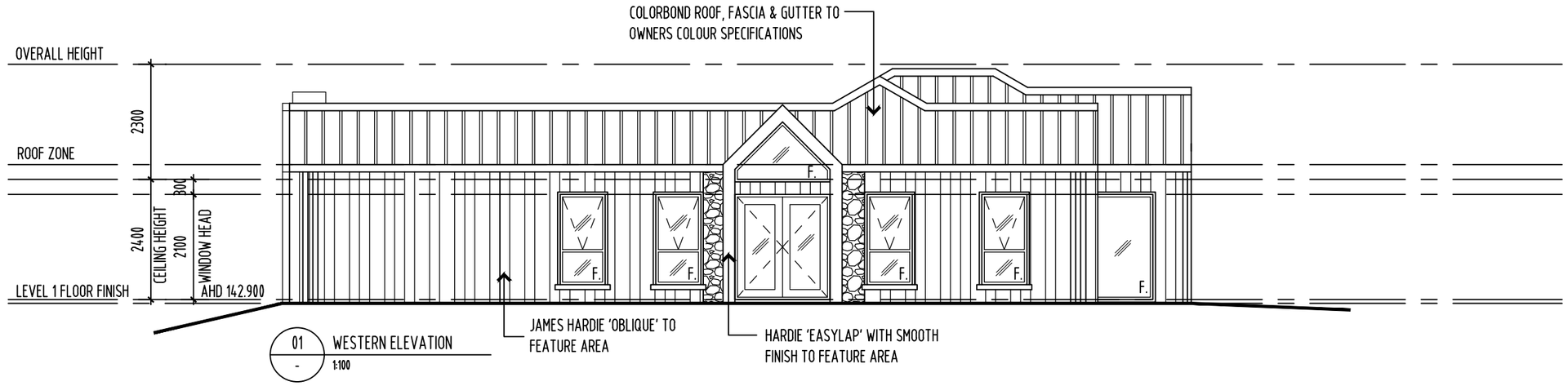
HONED ARCHITECTURE + DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:
PROPOSED HOUSE
SOUTHERN ELEVATION

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: OCTOBER_2023
PROJECT NO. 2317
DRAWING NO. A-DA-10 A



01 - WESTERN ELEVATION
1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

0 0.5 1 2 3 4 5 10m
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REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

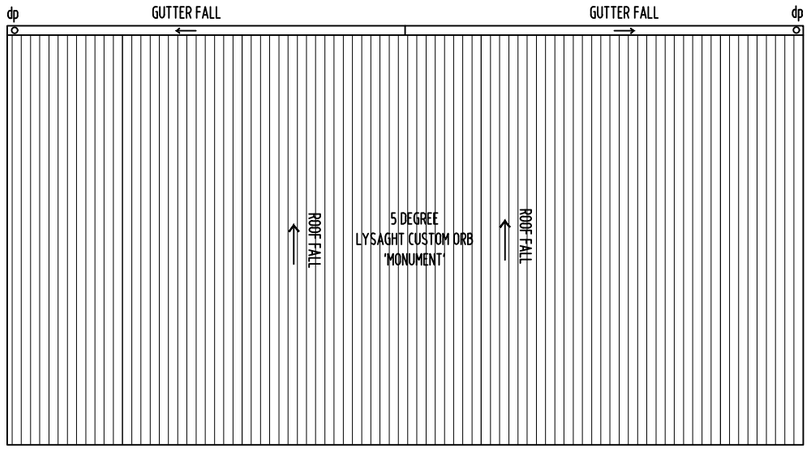
HONED ARCHITECTURE + DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

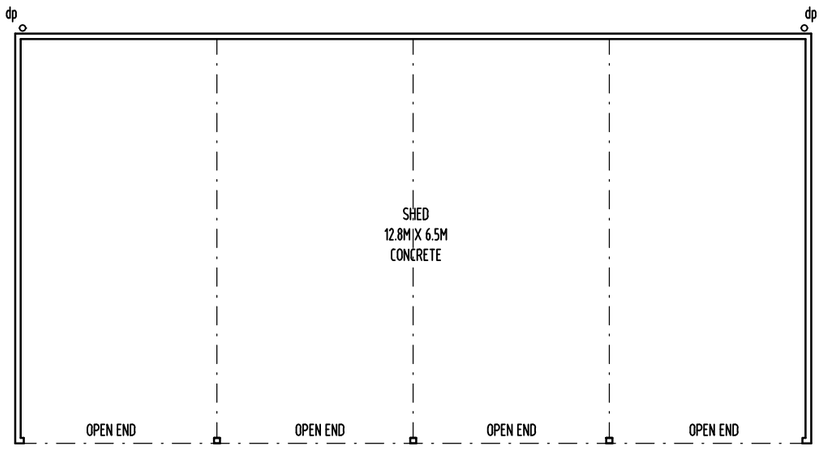
DRAWING TITLE:
PROPOSED HOUSE
WESTERN ELEVATION

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: OCTOBER_2023
PROJECT NO. 2317
DRAWING NO. A-DA-11 A



01 MACHINERY SHED - ROOF PLAN

\- 1:100



01 MACHINERY SHED - LEVEL 1 PLAN

\- 1:100

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

REVISION

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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

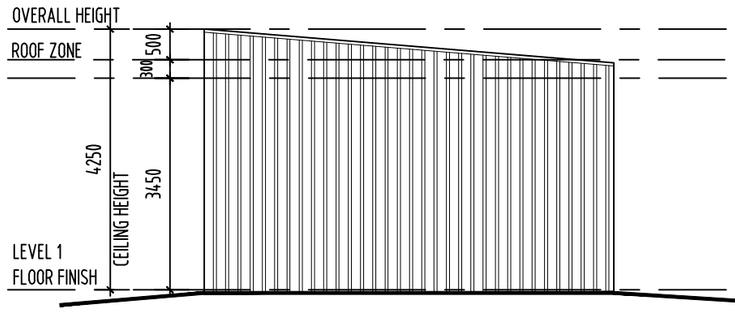
PROJECT NAME:

PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

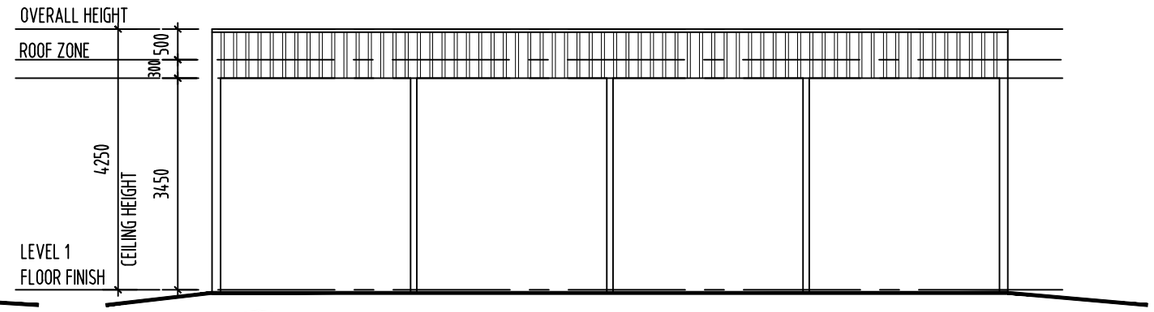
DRAWING TITLE:

PROPOSED MACHINERY SHED
LEVEL 1 & ROOF PLANS

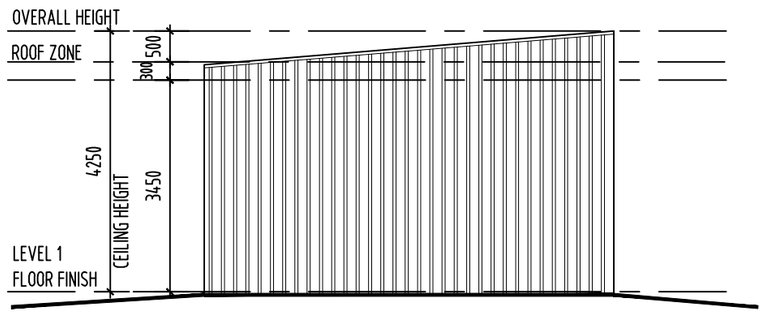
DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	OCTOBER_2023
PROJECT NO.	2317
DRAWING NO.	A-DA-12 A



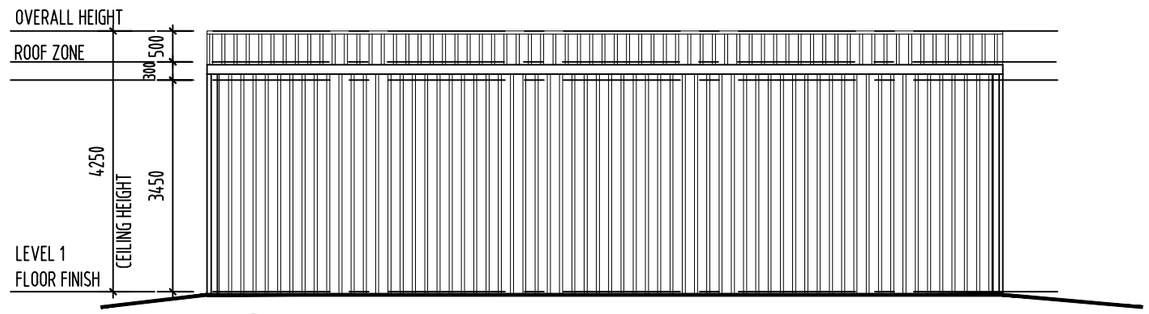
01 SHED - NORTHERN ELEVATION
- 1:100



01 SHED - EASTERN ELEVATION
- 1:100



01 SHED - SOUTHERN ELEVATION
- 1:100



01 SHED - WESTERN ELEVATION
- 1:100

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb

NOTE:

ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.

DO NOT SCALE OFF DRAWINGS.

CONFIRM ALL SIZES AND HEIGHTS ON SITE.

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

DEVELOPMENT APPLICATION

HONED ARCHITECTURE + DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:

PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:

PROPOSED MACHINERY SHED ELEVATIONS

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	FEBRUARY_2023
PROJECT NO.	2308
DRAWING NO.	A-DA-13 A

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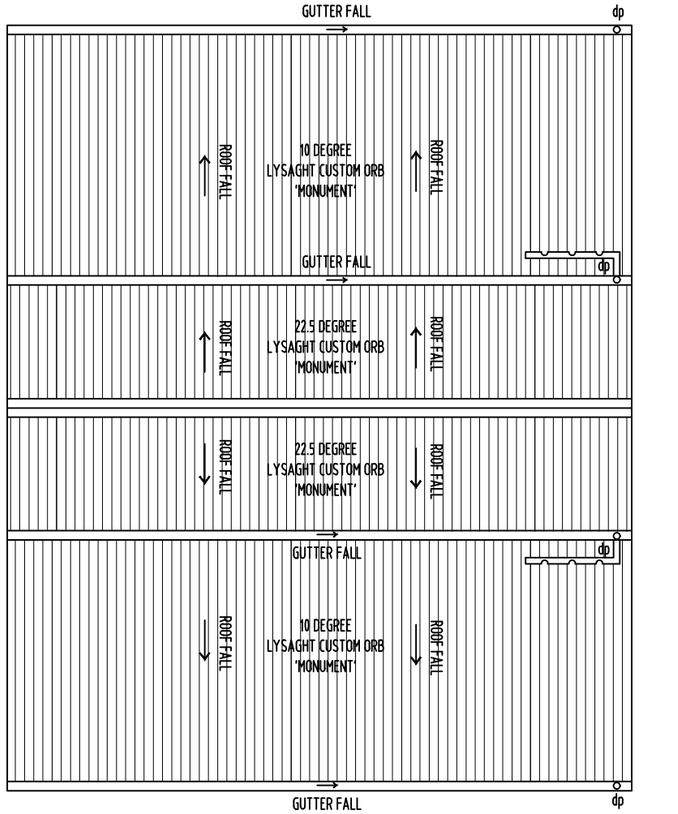
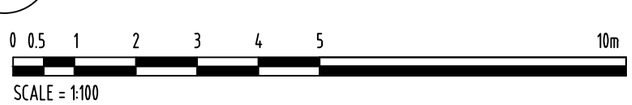
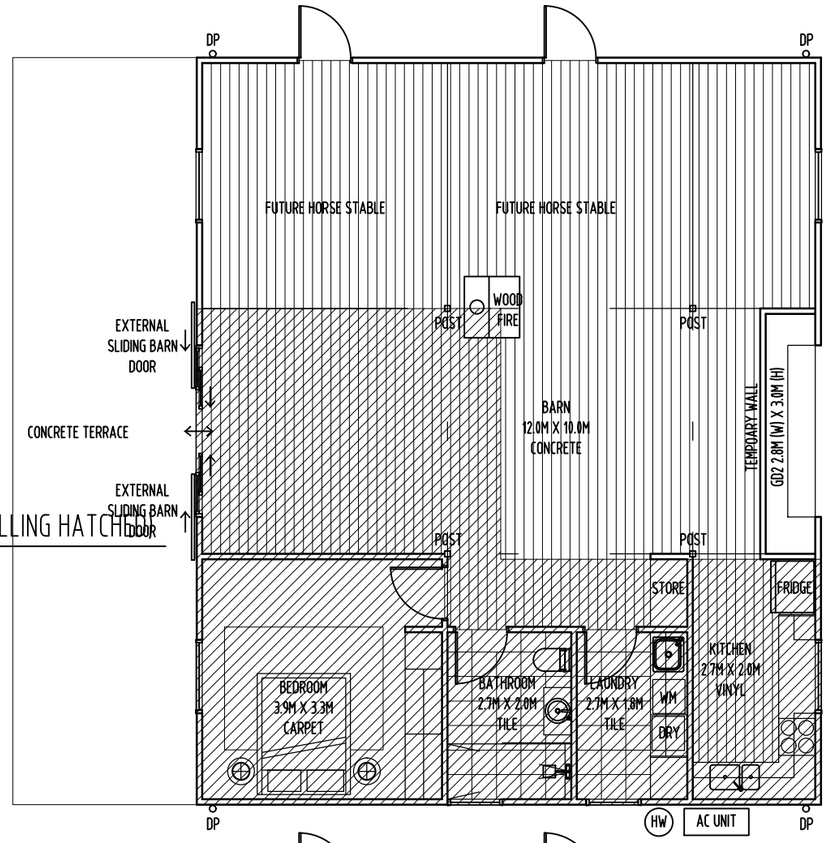
SCALE = 1:100



01 BARN - ROOF PLAN
-
1:100





01 BARN - LEVEL 1 PLAN
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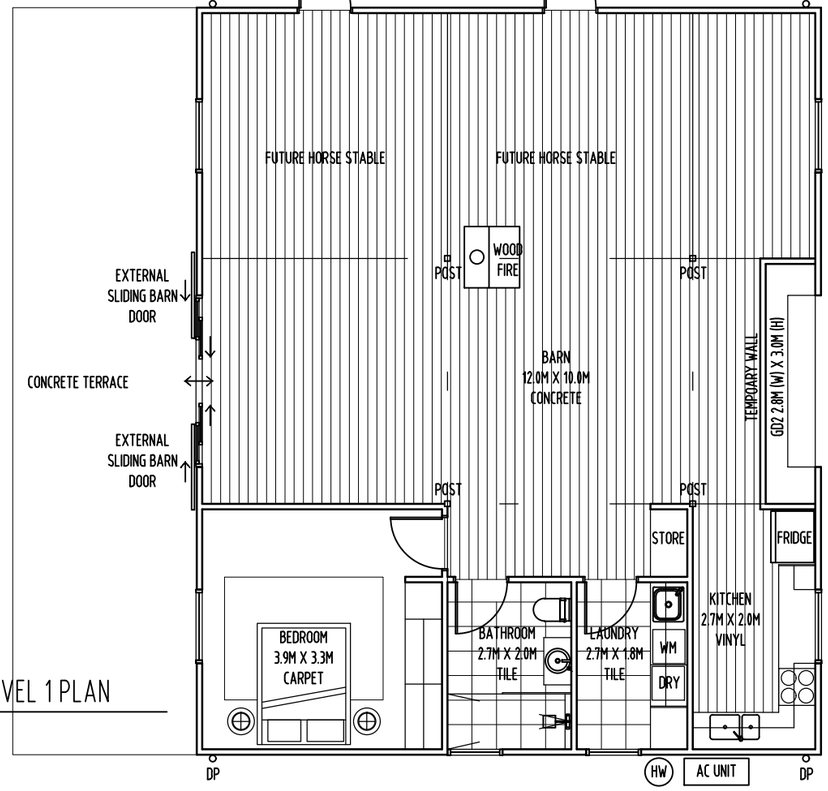

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb
B	10.11.25	RESPONSE TO MVC RFI	mb	mb

NOTE:

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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

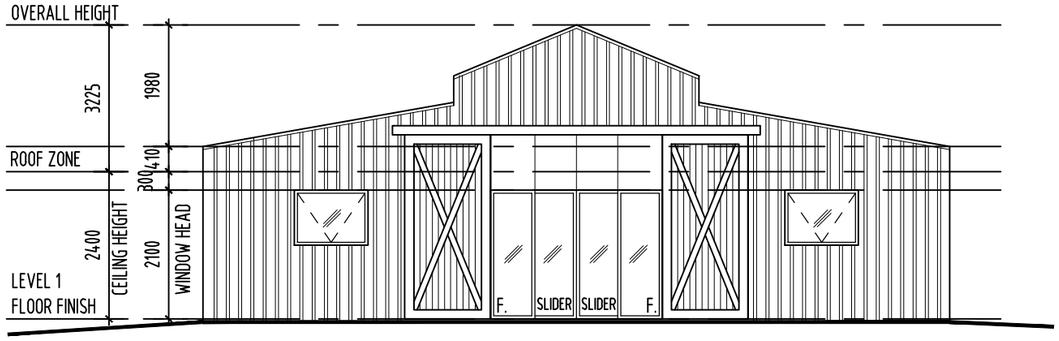
PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:
PROPOSED BARN
LEVEL 1 & ROOF PLAN

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	OCTOBER_2023
PROJECT NO.	2317
DRAWING NO.	A-DA-14 B

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	09.10.25	DEVELOPMENT APPLICATION	mb	mb



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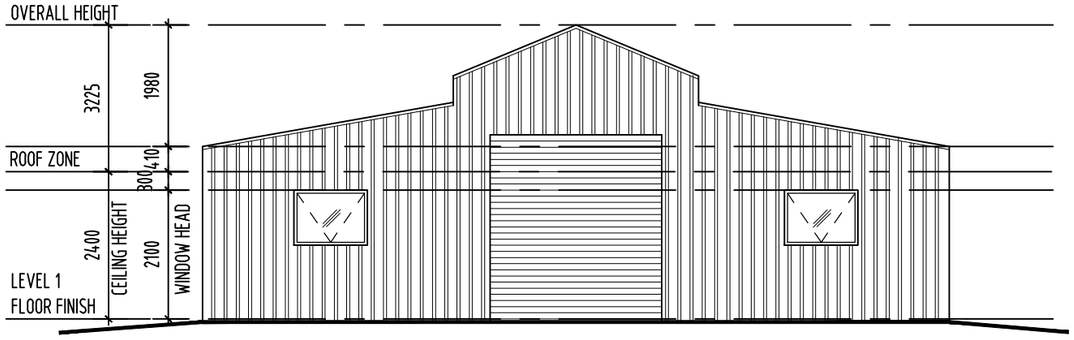
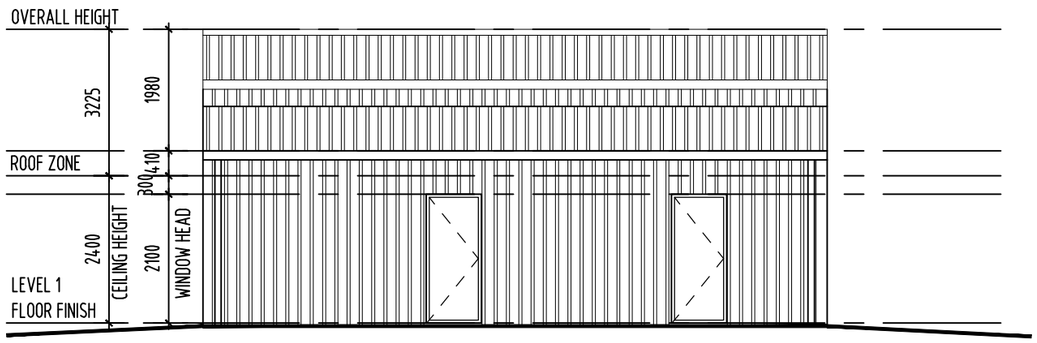
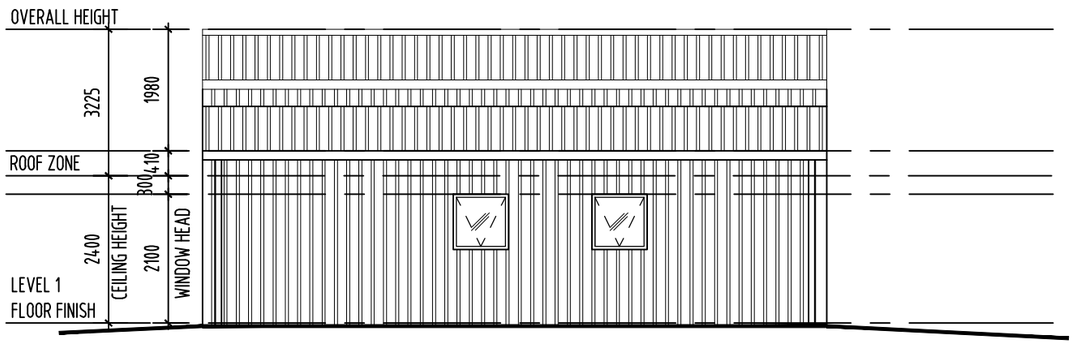
1:100



01 - BARN - SOUTHERN ELEVATION
1:100



01 - BARN - EASTERN ELEVATION
1:100



01 - BARN - WESTERN ELEVATION
1:100

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

NOTE:

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

DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

PROJECT NAME:
PRIVATE RESIDENCE
239 MEANDER VALLEY ROAD
TRAVELLERS REST

DRAWING TITLE:
PROPOSED BARN
ELEVATIONS

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: OCTOBER_2023
PROJECT NO. 2317
DRAWING NO. A-DA-15 A

09th October 2025

Launceston City Council
Town Hall
Launceston
Tasmania, 7250

Michael Bernacki
Registered Architect

PO Box 147
Launceston
Tasmania
Australia 7250

Mobile: 0417541646
Email: mbernacki@honedarchitecture.com

Attention: Planning Department

Subject:

Development Application for demolition of existing house, new proposed house, new machinery shed and new barn to accommodation an ancillary dwelling located at 239 Meander Valley Road, Travellers Rest.
This letter outlines and addresses the relevant / applicable codes for this development.

To whom it May Concern:

Overview: This residence is located in the Rural Living Zone and we are proposing to demolish to existing house and replace in the same location a new house. Also a new machinary shed and a new barn. The barn will accommodate the property owners whilst their house is built, then it will be converted into an ancillary dwelling of 60m2 to meet council planning requirements.

This new residence has been designed to take full advantage of its location, site parameters, view opportunities, natural light, site conditions, minimal site excavations and being considerate of its neighbours.

This document outlines and addresses the relevant planning standards and should be cross referenced with Honed Architecture + Design drawings attached.

Response to Planning Requirements:

11.4.1 Site coverage

P1
The site coverage must be consistent with that existing on established properties in the area, having regard to:

(a) the topography of the site; This site is 17.14 Hectares in size and the proposed residence is ideally suited to the topography of the site view via the elevation, slope and orientation of the land.
(b) the capacity of the site to absorb runoff; The site being over 7 Hectare in size does have the ability to absorb runoff from existing building and structure and also the proposed buildings. The site is currently heavily landscape and there are currently no issues with runoff.
(c) the size and shape of the site; The proposed residence and detached shed and barn is generous in size and this is complimented via the large 17 Hectare site. The house, shed and barn is in keeping with the neighbouring propertys of Travellers Rest.
(d) the existing buildings and any constraints imposed by existing development; The proposed residence is slightly larger than the existing house, however, my clients loved its location and position and thus wish to have the same location. With the existing infrastructure in place, we wish to utilise all aspects.The proposed development does not proposed any constraints.
(e) the need to remove vegetation; and We are not removing any vegetation.
(f) the character of development existing on established properties in the area. We believe our proposed design is in keeping with the existing character within the area and street scape of Travellers Rest.

11.4.2 Building height, setback and siting

A1
Building height must be not more than 8.5m We Comply.

A2
Buildings must have a setback from a frontage of not less than 20m. We Comply

A3
Buildings must have a setback from side and rear boundaries of not less than 10m. We Comply

11.4.2 Building height, setback and siting (continued)

A4
Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of:
(a) not less than 200m; or We Comply
(b) if the setback of an existing building is within 200m, not less than the existing building. We Comply

11.5.1 Lot design N/A

11.5.2 Roads N/A

11.5.3 Services N/A

I trust that the contents of this letter and the attached Development Application is satisfactory and does address the Launceston City Council requirements for 239 Meander Valley Road, Travellers Rest.

If you require any further information or clarification, please do not hesitate to contact myself.
Thank you once again.

Kind Regards

Michael Bernacki / Honed Architecture + Design.

From: "Michael Bernacki" <mbernacki@honedarchitecture.com>
Sent: Thu, 4 Dec 2025 14:28:39 +1100
To: "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>
Cc: "Brenton Josey" <Brenton.Josey@mvc.tas.gov.au>
Subject: RE: PA\26\0100 - S54 RFI - 239 Meander Valley Road, Travellers Rest.
Attachments: A-DA-14B (Proposed Barn Plans).pdf

Hi Brenton,
Thank you for the RFI.
Please find attached the revised drawing highlighting a hatched area for when the Barn will be converted into the ancillary dwelling of 60m2.
Please note the whole barn will be used as a residence until the time of the new residence being completed.
Regarding your driveway query, all driveways are existing and we were not going to be changing these as it currently suits the proposed plans.
The driveways are of bluestone gravel construction.
I hope this answers your querys.
Thank you once again for your assistance.
Kind Regards

Michael Bernacki

B. Env. Des. (UTAS) B. Arch.(Hons) (UTAS) RAIA A+
REGISTERED ARCHITECT
PLEASE NOTE OUR OFFICE WILL BE CLOSED FROM FRIDAY 19TH DECEMBER AND REOPENING ON MONDAY 12TH JANUARY
WE WISH YOU A SAFE AND FESTIVE BREAK AND LOOK FORWARD TO WORKING WITH YOU IN 2026.
P 0417541646 E mbernacki@honedarchitecture.com w www.honedarchitecture.com A PO Box 147, Launceston, Tasmania, Australia, 7250

HONED ARCHITECTURE + DESIGN
Member Australian Institute of Architects
ARCHITECTURE INTERIOR DESIGN LANDSCAPE DESIGN

From: Planning - Meander Valley Council
Sent: Tuesday, 4 November 2025 4:57 PM
To: Michael Bernacki
Cc: Brenton Josey
Subject: PA\26\0100 - S54 RFI - 239 Meander Valley Road, Travellers Rest.

Good afternoon Michael,
Regarding the planning permit application (PA\26\0100) for works at 239 Meander Valley Road Travellers Rest, please see attached a request for additional information.

GEOTON Pty Ltd
Geotechnical Consultants

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

20 February 2024

Reference No. GL23792Ab

Ms Gelinda Dell
239 Meander Valley Road
TRAVELLERS REST
TAS 7250

Dear Madam

RE: Site Classification, On-site Wastewater and On-site Stormwater Disposal Assessment and Design
239 Meander Valley Road, Travellers Rest

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

Should you require clarification of any aspect of this report, please contact Bassam AL-Sinayyid or the undersigned on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	20/02/2024	B AL-Sinayyid	S Shahandeh	Original

1 INTRODUCTION

A limited scope investigation has been conducted for Ms Gelinda Dell at the site of a proposed residential development at 239 Meander Valley Road, Travellers Rest.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2012 “Wind Loads for Housing”;
- The suitability of the site for disposal of domestic wastewater and the design of an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site domestic wastewater management”; and
- The suitability of the site for disposal of stormwater and the design of an on-site stormwater disposal system in accordance with AS/NZS 3500.3 “Stormwater Drainage”.

A site sketch of the proposed development was provided, unreferenced and undated. We understand that the proposed development will consist of a three-bedroom dwelling, and a habitable shed. The existing dwelling and sheds are to be demolished.

2 FIELD INVESTIGATION

The field investigation was conducted on 2 February 2024 and involved the drilling of 6 boreholes by 4WD mounted auger rig to the investigated depths of 2.0m.

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

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

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

3 SITE CONDITIONS

The site is currently developed with a dwelling, a shack, a shed and a dressage arena within the middle portion of the site. The site has a gentle slope of 3 to 5° towards the northwest. Vegetation comprises a low cover of grass and a scattered cover of young trees and scrub within the northern portion of the site.

A small dam is located to the north of the existing house and two watercourses (IDs. 1400049 and 197349) flow along the north and northwestern boundary of the site.

Overhead 110kV transmission lines pass through the northern portion of the site.

Photographs of the site are attached as Plates 1 and 2.

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

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

The investigation indicated that the soil profile varies slightly across the site. Boreholes BH1 and BH4 encountered topsoil of sandy silt to depths of 0.1 and 0.2m, overlying sandy silt to depths of 0.5m, underlain by silty clay to the investigated depths of 2.0m.

Boreholes BH2, BH3, BH5 and BH6 encountered topsoil of sandy silt to depths of 0.1m to 0.3m, underlain by silty clay to the investigated depths of 2.0m.

The boreholes did not encounter any sign of groundwater seepage over the investigated depths.

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

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

4 SITE CLASSIFICATION

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

CLASS H2 (AS 2870)

It is noted that two mature trees are located within the site and these need to be considered in the footing design. Where the site is cleared after a prolonged period of dry weather (end of summer), it is recommended to either delay development for at least 6 months or longer after clearing, or stiffening the footing to accommodate possible increased swell movement.

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

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

5 FOUNDATIONS

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

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

Silty CLAY (CH) – high plasticity, brown/orange etc.

encountered 0.1m (BH3) to 0.5m (BH1) below the existing ground surface

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

Where the ground is disturbed from the demolition of the existing buildings, the footings must penetrate the disturbed soil to found in the natural undisturbed soil below.

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

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

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

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

6 WIND CLASSIFICATION

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

WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	PS	T0

7 EFFLUENT DISPOSAL

The AS/NZS 1547:2012 and *Building Act 2016:* Director's Guidelines for On-site Wastewater Management Systems provide guidelines for typical wastewater flow allowances under a range of circumstances. The documents recommend a typical wastewater flow of 120L/person/day for households on tank water. As the proposed development is to be a three-bedroom dwelling with a habitable shed; a population

equivalent of 7 persons, and a wastewater design flow rate of **840L/day** has been adopted.

7.1 Permeability of Soil and Soil Category

The permeability of the site was measured at 0.43m/day. Based on the findings of the borehole investigation and the result of the permeability test, the soil has been classified as follows:

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

For strongly structured Category 5 soils the indicative K_{sat} from AS/NZS1547 Table 5.1 is 0.12-0.5m/day. The on-site measured permeability was 0.43m/day. Therefore, the measured permeability is consistent with the indicative permeability.

- Adopted Permeability – 0.43m/day.

7.2 Disposal and Treatment Method

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

Due to the soils being assessed as Category 5 soils that have a low permeability and also the minimum required setback from the dam, the site is not suitable for primary treated effluent (e.g. septic tank and absorption trenches).

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

7.3 Design Irrigation Rate

According to AS/NZS 1547 Table M1, the recommended design irrigation rate (DIR) for sub-surface irrigation (drip irrigation) on Category 5 soils is 3mm/day.

7.4 STS and Sub-Surface Irrigation

The disposal area is calculated using the following equation:

$$A = Q/DIR,$$

where A is area in m^2;

Q is design daily flow in L/day; and

DIR is design irrigation rate in mm/day.

As the DIR has been set at 3mm/day and the Q at 840L/day, the area required for the effluent disposal field is **280m²** as per the equation above.

There is adequate area for effluent disposal on site.

A 50% reserve (back-up) area of 140m^2 is available if required.

The sub-surface irrigation is to be constructed as per the cross sections detailed in Figure WW-05 attached. The design details for the irrigation area are as follows:

- The irrigation lines are generally installed at a depth of 100mm into a minimum depth of 250mm of good quality topsoil. We consider the topsoil encountered as suitable for sub-surface irrigation. However, as an alternative, installing the irrigation lines on the surface and covering them with thick covers of mulch (at least 150mm thick) is considered acceptable;
- The irrigation lines are required to have a typical line spacing of 1m; and
- The irrigation area is not to be located through any poorly drained depressions. As such, minor filling/mounding of the irrigation area may be required to ensure there is no localised saturated area.

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

The area of the disposal field shall be vegetated with grasses or other suitable vegetation. A list of Tasmanian plants suitable for treated wastewater from AWTS/STS units is attached as Appendix B.

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

As part of the Building Act, the client must specify the STS model and provide the Certificate of Accreditation for that particular model before the proposed development gets approval. A list of accredited STS models can be found on the Tasmanian Consumer, Building and Occupational Services website. An 8EP or 10EP (8 or 10 equivalent persons) STS is appropriate.

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

7.5 Setbacks

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

- 21.0m from downslope sensitive features such as watercourses;
- 4.5m from property boundaries;
- 3.0m from upslope or cross-slope buildings;
- 4.3m from downslope buildings; and

- 3.0m from downslope cut or fill batters.

7.6 Wastewater Recommendations

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

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

8 ON-SITE STORMWATER DETENTION DESIGN

8.1 General

The Tasmanian Planning Scheme – Central Coast Clause 8.6.3 states that “each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:

a. the size of the lot;
b. topography of the site;
c. soil conditions;
d. any existing buildings on the site;
e. any area of the site covered by impervious surfaces; and
f. any watercourse on the land.”

Further controls for stormwater at this site are not stipulated.

8.2 Assessment Against Acceptable Solutions

There are natural drainage lines within the site (Watercourse IDs. 197349 and 1400049) that are suitable for stormwater disposal. The stormwater collected from the proposed dwelling and shed is to be piped to these natural drainage lines.

The results of the investigation indicate that the proposed development is capable of complying with Section 8.6.3 - P3 Performance Criteria of Tasmanian Planning Scheme - Meander Valley Council regarding the management of stormwater runoff.

References:

AS 1726 - 2017 Geotechnical Site Investigations

AS 2870 - 2011 Residential Slabs and Footings

AS 4055 - 2021 Wind Loads for Housing

AS/NZS 1547 - 2012 On-site domestic wastewater management

AS/NZS 3500.3 – Stormwater Drainage

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

IFD Data System: http://www.bom.gov.au/water/designRainfalls/ifd/

Attachments:

Limitations of report

Figure 1 - Locality Plan

Figure 2 - Site Plan

WW-01 - Typical Cut-Off Drain

Figure WW-05 – Typical AWTS Section

Site Photographs

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: List of AWTS Example Plants

Appendix C: Certificate Forms

GEOTON Pty Ltd

Geotechnical Consultants - Limitations of report

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

Project specific criteria

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

Subsurface variations with time

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

Interpretation of factual data

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

Report Recommendations

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

Specific purposes

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

Interpretation by others

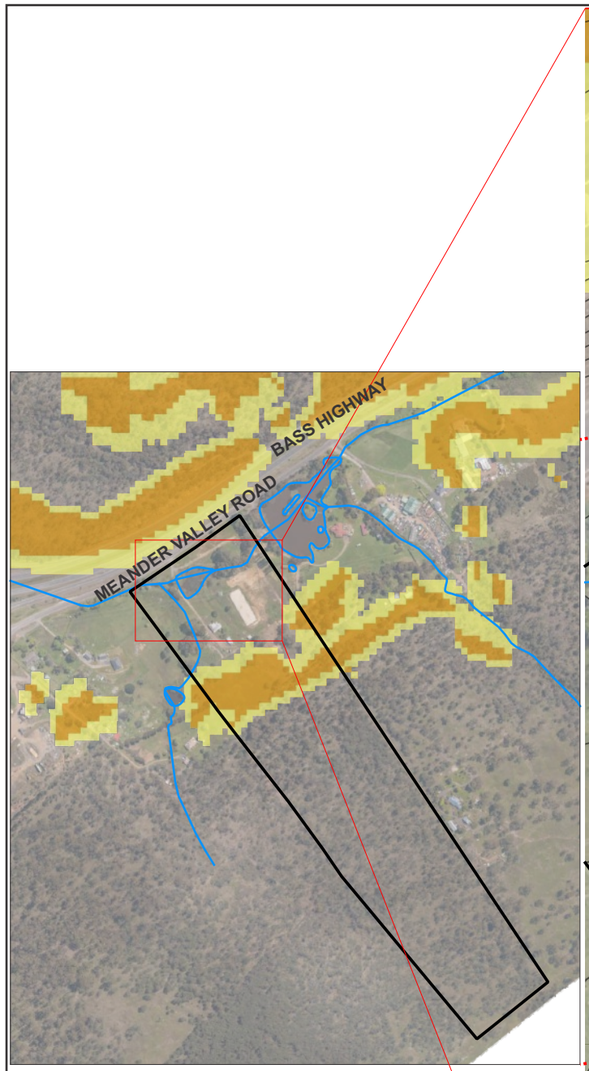
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

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

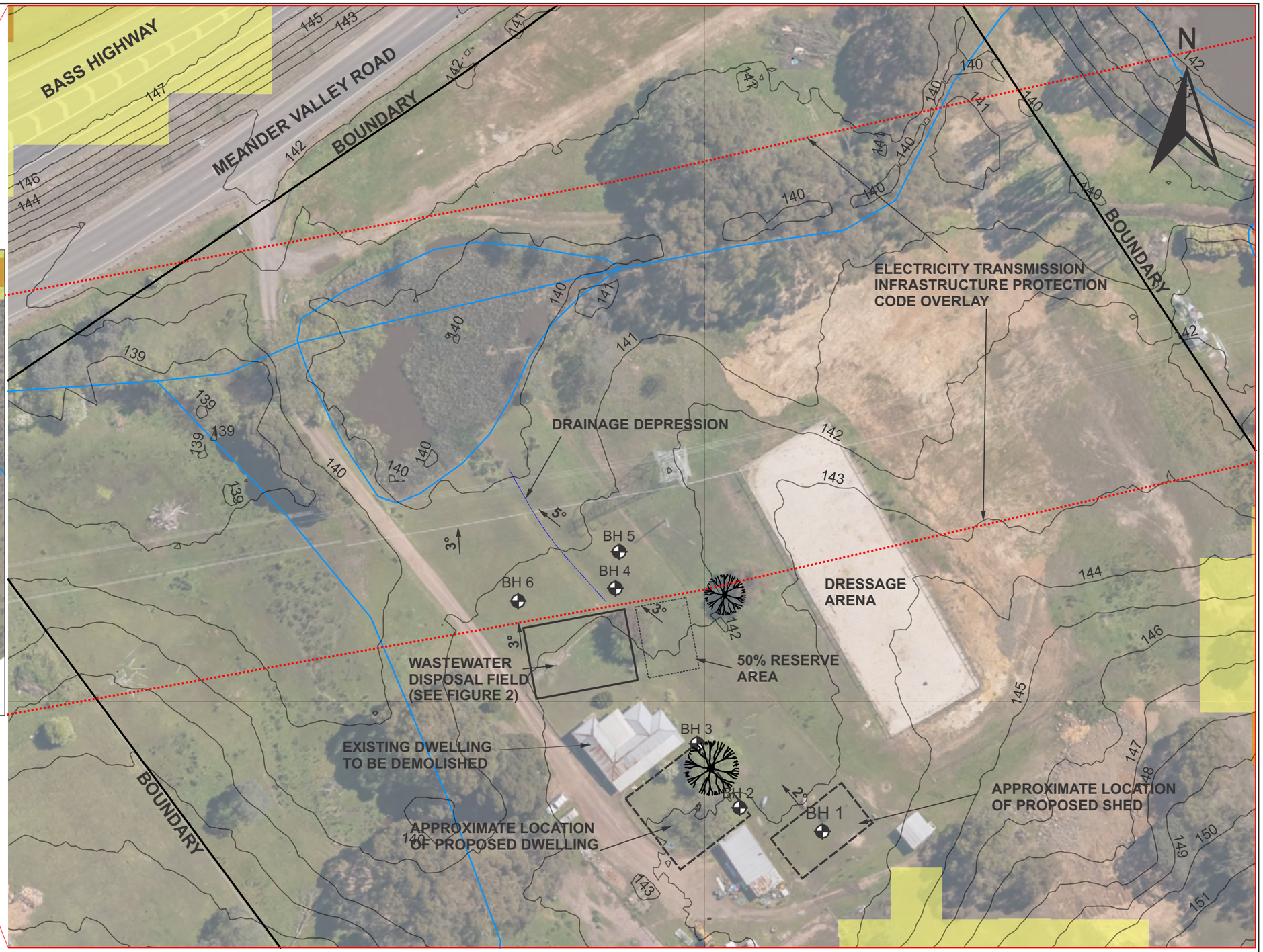
Geoenvironmental issues

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



Approximate Scale

100 0 100 200 300 400 500 m



Approximate Scale

25 0 25 50 m

BH 1 Approximate Borehole Location

5° Approximate Slope angle in Degrees

Cadastral Parcels

Hydrographic Lines

140 Contour in Metres (LiDAR Derived)

Low Landslide Hazard Band (LIST)

Medium Landslide Hazard Band (LIST)

GEOTON Pty Ltd			
Date	20/02/2024	Drawn	BA
Scale	As Shown	Approved	TB
Original size	A3	Rev	

Client: MS GELINDA DELL

Project: 239 MEANDER VALLEY ROAD TRAVELLERS REST

Title: LOCALITY PLAN

Project no: GL23792A

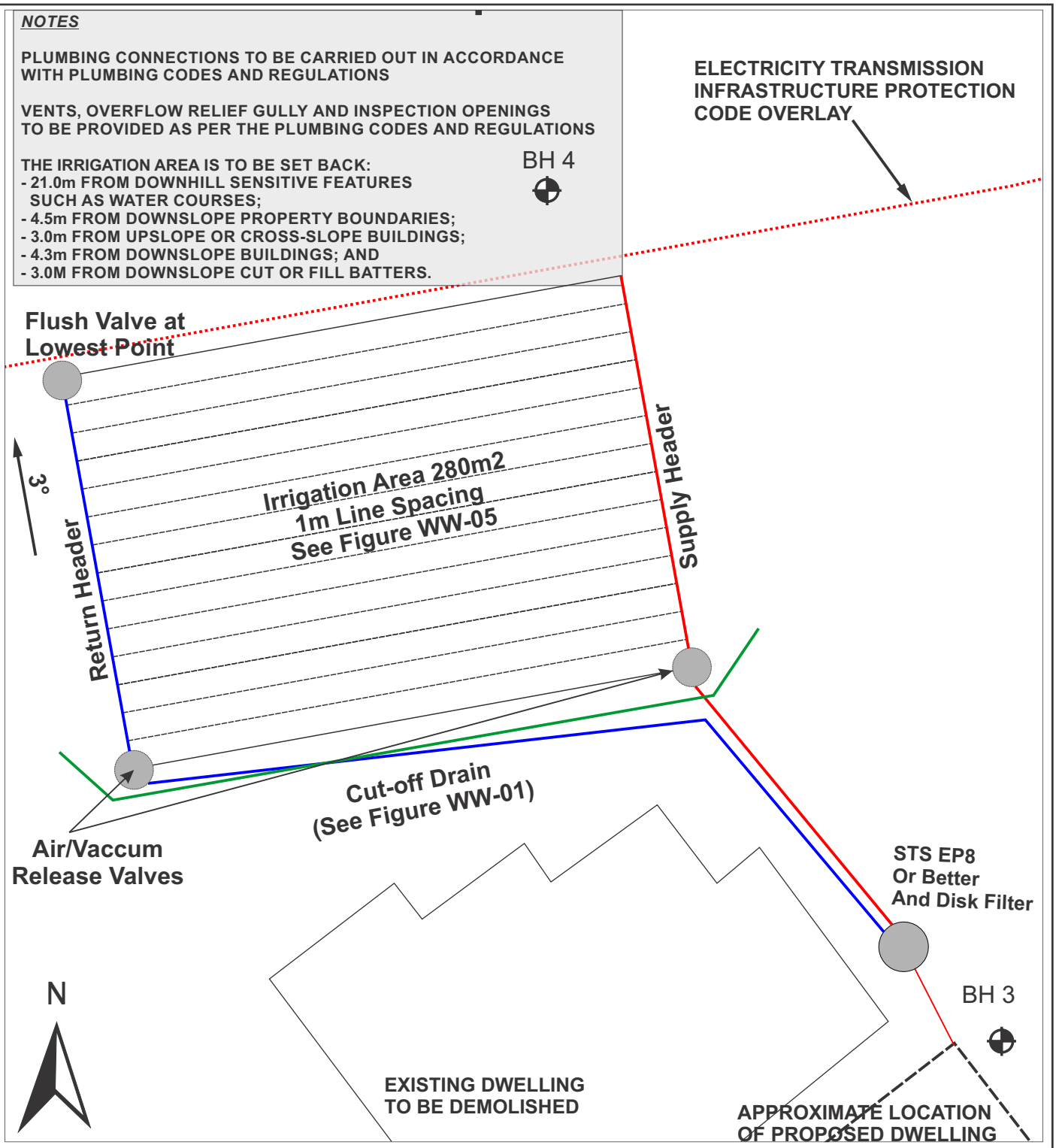
Figure no. 1

NOTES

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

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

THE IRRIGATION AREA IS TO BE SET BACK:
- **21.0m FROM DOWNHILL SENSITIVE FEATURES SUCH AS WATER COURSES;**
- **4.5m FROM DOWNSLOPE PROPERTY BOUNDARIES;**
- **3.0m FROM UPSLOPE OR CROSS-SLOPE BUILDINGS;**
- **4.3m FROM DOWNSLOPE BUILDINGS; AND**
- **3.0M FROM DOWNSLOPE CUT OR FILL BATTERS.**



NOTE: AWTS/STS UNIT LOCATION CAN BE CHANGED PROVIDED ADEQUATE FALL FROM THE DWELLING CAN BE ACHIEVED

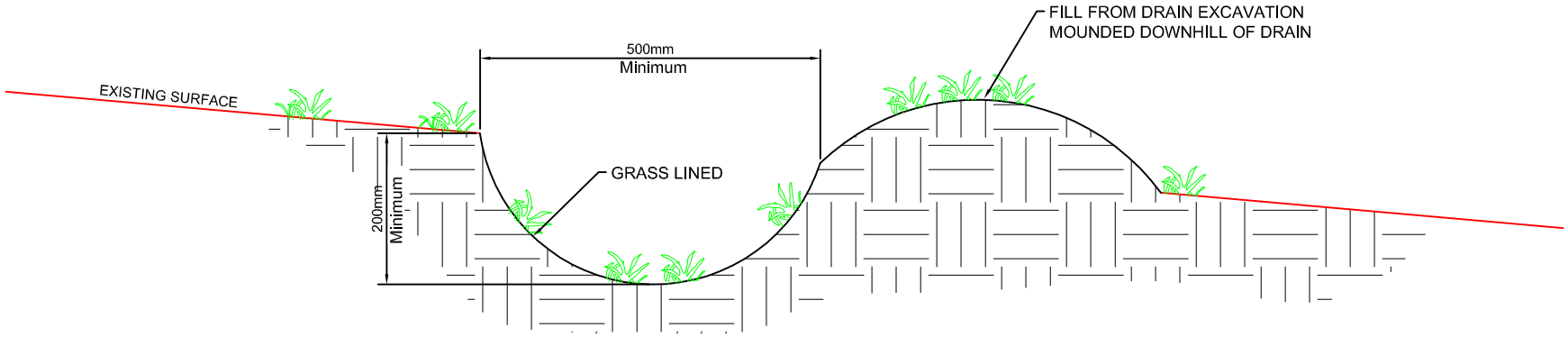
Legend

BH 1 — Approximate Borehole Location

5° — Approximate Slope Angle

150 — Contours Lines (LiDAR Derived) (m)

GEOTON Pty Ltd				Client:	MS GELINDA DELL
				Project:	239 MEANDER VALLEY ROAD TRAVELLERS REST
Date	20/02/2024	Drawn	BA		
Scale	1:200	Approved	TB	Title:	SITE PLAN
Original size	A4	Rev		Project no: GL23792A	Figure no. 2



TYPICAL CUT-OFF DRAIN SECTION

SCALE 1:10

SCALE

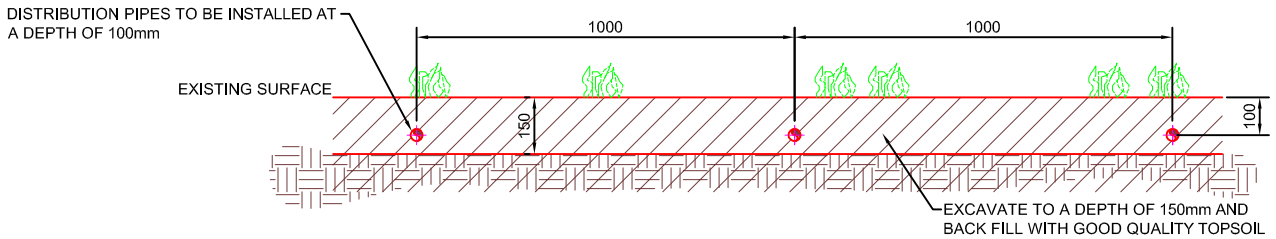
0mm 250mm 500mm

GEOTON Pty Ltd

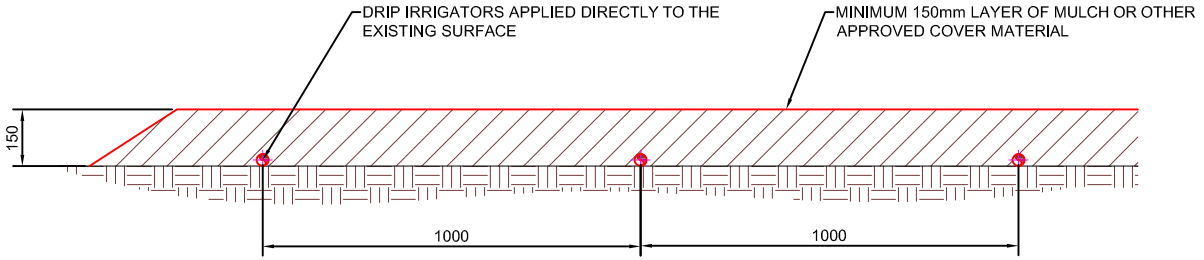
date	**20/09/2021**	drawn	**BS**
scale	**As Shown**	approved	**TB**
original size	**A4**	rev	

title: **TYPICAL CUT-OFF DRAIN SECTION**

figure no. **WW-01**



SHALLOW SUB-SURFACE DRIP IRRIGATION
CATEGORY 3,4 & 5 SOILS



COVERED SURFACE DRIP IRRIGATION
SCALE 1:20

SCALE
0mm 250mm 500mm 750mm 1000mm

GEOTON Pty Ltd			
date	**20/09/2021**	drawn	**BS**
scale	**As Shown**	approved	**TB**
original size	**A4**	rev	

title: **TYPICAL AWTS SECTION**

figure no. **WW-05**

PLATE 1 - View of the site looking to the northwest

PLATE 2 - View of the site looking to the southeast

GEOTON Pty Ltd				Client:	MS GELINDA DELL
Title:	PHOTOGRAPH			Project:	239 MEANDER VALLEY ROAD TRAVELLERS REST
Date:	02/02/2024	Original Size	A4	Project no: GL23792A	Figure no. PLATES 1 & 2

Appendix A

Borehole Logs

GEOTON Pty Ltd
Geotechnical Consultants
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH1
Sheet no. 1 of 1
Job no. GL23**792**A

Client :	Ms Gelinda Dell		Date : 2/2/2024
Project :	Site Classification, On-site Wastewater and Stormwater Disposal		Logged By : BA
Location :	239 Meander Valley Road, Travellers Rest		
Drill model :	Geoton - MK1	Easting: Slope: 90°	RL Surface :
Hole diameter :	95mm	Northing: Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25		ML	TOPSOIL - Sandy SILT, low plasticity, pale grey, root fibres	D	Fr	
					0.50		ML	Sandy SILT- low plasticity, brown/ orange	D	Fr	
				D	0.75		CH	Silty CLAY - high plasticity, pale grey/ brown	M	St	W≈PL V=68kPa
					1.00						W≈PL V=112kPa
					1.25			increase in moisture			
					1.50			becoming orange/brown/mottled grey			W>PL V=120kPa
					1.75						
					2.00						V>140kPa
					2.25			Borehole BH1 terminated @ 2.0m			

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ENGINEERING BOREHOLE LOG

Borehole no. BH2
Sheet no. 1 of 1
Job no. GL23**792**A

Client :	Ms Gelinda Dell		Date : 2/2/2024
Project :	Site Classification, On-site Wastewater and Stormwater Disposal		Logged By : BA
Location :	239 Meander Valley Road, Travellers Rest		
Drill model :	Geoton - MK1	Easting: Slope: 90^{O}	RL Surface :
Hole diameter :	95mm	Northing: Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25		ML	TOPSOIL - Sandy SILT, low plasticity, pale grey, root fibres	D	Fr	
					0.50		CH	Silty CLAY - high plasticity, brown/ orange	M	St	W≈PL V=60kPa
					0.75						
					1.00						W≈PL V=128kPa
					1.25			increase in moisture becoming orange/brown/mottled grey			
					1.50						W>PL V=138kPa
					1.75			becoming pale grey			
					2.00						V=138kPa
					2.25			Borehole BH2 terminated @ 2.0m			

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Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH3
Sheet no. 1 of 1
Job no. GL23**792**A

Client :	Ms Gelinda Dell		Date : 2/2/2024
Project :	Site Classification, On-site Wastewater and Stormwater Disposal		Logged By : BA
Location :	239 Meander Valley Road, Travellers Rest		
Drill model :	Geoton - MK1	Easting: Slope: 90°	RL Surface :
Hole diameter :	95mm	Northing: Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						ML	TOPSOIL - Sandy SILT, low plasticity, pale grey, root fibres	D	Fr	
							CH	Silty CLAY - high plasticity, brown/ orange	M	St	
					0.25						
					0.50						W>PL V=100kPa
					0.75						
				LL=67% PL=25% PI=42% LS=14%	1.00						W≈PL V=90kPa
					1.25			increase in moisture becoming orange/brown/mottled grey			
					1.50						W>PL V=138kPa
					1.75			becoming pale grey			
					2.00						V=114kPa
								Borehole BH3 terminated @ 2.0m			
					2.25						

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Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH4
Sheet no. 1 of 1
Job no. GL23**792**A

Client :	Ms Gelinda Dell		Date : 2/2/2024
Project :	Site Classification, On-site Wastewater and Stormwater Disposal		Logged By : BA
Location :	239 Meander Valley Road, Travellers Rest		
Drill model :	Geoton - MK1	Easting: Slope: 90°	RL Surface :
Hole diameter :	95mm	Northing: Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						ML	TOPSOIL - Sandy SILT, low plasticity, pale grey, root fibres	D	Fr	
					0.25		ML	Sandy SILT - low plasticity, pale grey	D	Fr	
					0.50		CH	Silty CLAY - high plasticity, brown/ mottled grey	M	St	W≈PL
					0.75						
					1.00						W≈PL
					1.25			becoming orange			
					1.50						
					1.75						
					2.00						
								Borehole BH4 terminated @ 2.0m			
					2.25						

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Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH5
Sheet no. 1 of 1
Job no. GL23**792**A

Client :	Ms Gelinda Dell		Date : 2/2/2024
Project :	Site Classification, On-site Wastewater and Stormwater Disposal		Logged By : BA
Location :	239 Meander Valley Road, Travellers Rest		
Drill model :	Geoton - MK1	Easting: Slope: 90°	RL Surface :
Hole diameter :	95mm	Northing: Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
							ML	TOPSOIL - Sandy SILT, low plasticity, pale grey/pale brown, root fibres	D	F	
					0.25		CH	Silty CLAY - high plasticity, brown/ orange/mottled grey	M	St	W≈PL
					0.50						
					0.75						
ADV	N				1.00			with fine gravel			
					1.25						
					1.50			increase in moisture becoming pale grey			
					1.75						
					2.00						
								Borehole BH5 terminated @ 2.0m			
					2.25						

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Geotechnical Consultants
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Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH6
Sheet no. 1 of 1
Job no. GL23**792**A

Client :	Ms Gelinda Dell		Date : 2/2/2024
Project :	Site Classification, On-site Wastewater and Stormwater Disposal		Logged By : BA
Location :	239 Meander Valley Road, Travellers Rest		
Drill model :	Geoton - MK1	Easting: Slope: 90°	RL Surface :
Hole diameter :	95mm	Northing: Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						ML	TOPSOIL - Sandy SILT, low plasticity, pale grey/pale brown, root fibres	D	F	
							CH	Silty CLAY - high plasticity, brown/ orange/mottled grey	M	St	
					0.25						
					0.50						
					0.75			becoming orange			
					1.00			with fine gravel			
					1.25						
					1.50						
					1.75						
					2.00			Borehole BH6 terminated @ 2.0m			
					2.25						

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Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

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

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

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

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

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Soil Description Explanation Sheet (1of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

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

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

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

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

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

TRANSPORTED SOILS

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

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Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

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

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

Appendix B

Example Plants

Taz Wild Plants

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

Wastewater Treatment Units

Tasmanian Plants suitable for Water from Wastewater Treatment Units

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

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

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

PLANTS 1 – 6m

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHRUBS TO 1m

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TREES

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

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

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

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

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

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

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

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

Appendix C

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Ms Gelinda Dell *Owner /Agent*
239 Meander Valley Road *Address*
Travellers Rest Tas 7250 *Suburb/postcode*

Qualified person details:

Qualified person: Tony Barriera - Geoton Pty. Ltd.
Address: PO Box 522 Phone No: 03 6326 5001
Prospect Tas 7250 Fax No:
Licence No: CC6220 P Email address: tbarriera@geoton.com.au

Qualifications and Insurance details: Tony Barriera – BEng, MSc CPEng, NER – IEAust 471929 Civil, Geotechnical Certain Underwriters at Lloyd's- ENG 22 000330

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

Speciality area of expertise: Geotechnical Engineering

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

Details of work:

Address: 239 Meander Valley Road Lot No: 1
Travellers Rest Tas 7250 Certificate of title No: 111525/1

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

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

Certificate details:

Certificate type: Foundation Site Classification – AS2870

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

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

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

or

a building, temporary structure or plumbing installation: X

In issuing this certificate the following matters are relevant –

Documents:	Geoton Pty Ltd, Report Reference No. GL23792Ab, dated 20/02/2024
Relevant calculations:	Refer to report
References:	AS 2870 – 2011 Residential Slabs and Footings Construction AS 4055 – 2021 Wind Loads for Housing CSIRO Building Technical File 18

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

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

Scope and/or Limitations

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

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GL23792Ab	20/02/2024

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Ms Gelinda Dell *Owner name*
239 Meander Valley Road *Address*
TRAVELLERS REST TAS 7250 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Ms Gelinda Dell
Designer's project reference No. GL23792Ab
Address: 239 Meander Valley Road
Lot No: 111525/1
Travellers Rest 7250

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

Description of work:

New building
Onsite Stormwater Drainage Design

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

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

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

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

Other details:
All design documents provided in Report GL23792Ab, dated 20/02/2024

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

All design documents are contained within report

AS/NZS 3500.3 – 2018 Stormwater Drainage

Any other relevant documentation:

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		20/02/2024
Licence No:	CC6220P		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		20/02/2024

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Ms Gelinda Dell *Owner name*
239 Meander Valley Road *Address*
TRAVELLERS REST TAS 7250 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Ms Gelinda Dell
Designer's project reference No. GL23792Ab
Address: 239 Meander Valley Road
Lot No: 111525/1
Travellers Rest 7250

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

Description of work:
New building
on-site wastewater management system

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

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

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

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

Other details:
All design documents provided in Report GL23792Ab, dated 20/02/2024

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

All design documents are contained within report

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

Any other relevant documentation:

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		20/02/2024
Licence No:	CC6220P		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		20/02/2024

GEOTON Pty Ltd
Geotechnical Consultants

LOADING CERTIFICATE

To:	**Ms Gelinda Dell**	*Owner /Agent*	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2 (d)
	239 Meander Valley Road	*Address*	
	TRAVELLERS REST Tas **7250**	*Suburb/postcode*	

Details of work:

Address:	**239 Meander Valley Road**	Lot No:	1
	TRAVELLERS REST Tas **7250**	Certificate of title No:	111525/1
The work related to this certificate:	On-site domestic-wastewater management	*(description of the work or part work being certified)*	

Certificate details:

In issuing this certificate the following matters are relevant –

Documents:	Report GL23792Ab dated 20/02/2024 Figure 1 – Locality Plan Figure 2 – Site Plan Figure WW-01 – Typical Cut-off Drain Section Figure WW-05 – Typical AWTS Section
Relevant calculations:	Contained in the above
References:	AS/NZS1547:2012 On-site domestic-wastewater management

Substance of Certificate:

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

Wastewater Characteristics

Population equivalent used for this assessment = 7 (3 bedroom dwelling + habitable shed)
Wastewater volume (L/day) used for this assessment = 840 (120 Litres per person)
Approximate blackwater volume (L/day) = 336
Approximate greywater volume (L/day) = 504

Soil Characteristics/Design Criteria

Texture (Table E4 from AS/NZS 1547) = Light clay
Soil category (Table E1 from AS/NZS 1547) = 5
Soil structure (Table E4 from AS/NZS 1547) = Strongly Structured
Indicative permeability (Table 5.1 from AS/NZS 1547) = 0.12-0.5m/day
Adopted permeability = 0.43m/day
Adopted Design Irrigation Rate = 3mm/day
Soil thickness for disposal = >2.0m
Minimum depth (m) to water = >2.0m

Dimensions for On-Site Treatment System

Disposal and treatment methods = Aerated Wastewater Treatment System (AWTS) and sub-surface irrigation
Site modification and specific design = None
Primary disposal area required = 280m^2
Reserve disposal area required = 140m^2
Location and use of Reserve area = 50% reserve area located to the east of the proposed irrigation field. Currently vacant with a low cover of grass.
Is there sufficient area available on site for disposal (including reserve) = Yes (50%)

Notes

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

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

Allowable Variation from Design Flow

Based on an approved AWTS 8 EP system (8 equivalent persons) rated at 1200 litres per day and a wastewater design volume of 840L/day the allowable variation from design flow (peak loading events) would be an additional 360L/day.

System Limitations

Consequences of overloading the system:

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

Consequences of underloading the system:

Not applicaple to this type of system.

Operation Requirements

Refer to operation manual of preferred aerated waterwater treatment system.
Adverse effects of not operating the system correctly may include:

(A) Odour; and
(B) Disease.

Maintenace Requirements

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

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

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		20/02/2024	GL23792Ab