



**Latrobe Council**

# **PUBLIC NOTICE**

## **APPLICATION FOR DEVELOPMENT APPROVAL**

An application for development approval has been made which may affect you.

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### **Details about the application – DA 22/2020**

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Address of the land

**41 Elphin Drive  
SQUEAKING POINT**

What use or development is  
proposed in the application

**Proposed dwelling and shed with reliance  
upon the Performance Criteria under the  
Rural Living Zone (stormwater  
management).**

Date of notice

**15 February 2020**

The application and supporting documents are open for public inspection at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-  
Monday to Friday, 8.00 a.m to 4.30 p.m.

**Any person may lodge a representation on the proposed use or development.**

*Your representation must:*

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:  
The General Manager,  
Latrobe Council,  
P.O. Box 63, Latrobe 7307; or email  
[council@latrobe.tas.gov.au](mailto:council@latrobe.tas.gov.au)
- and include:  
the reasons for your representation; and  
the address of the land.

## Aerial View – DA 22/2020 – 41 Elphin Drive, Squeaking Point





Office Use Only	
Application No DA 22/2020	PID 9980322
Property Parcel No 8324	 17395

## LATROBE COUNCIL

### DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57  
of the *Land Use Planning and Approvals Act 1993*

- 1 Full Name of Applicant(s): Sheridan Construction & Renovations .....
- 2 Postal Address of Applicant(s).....24 Gibson Court...- Spreyton.....

..... Phone:.....

Mobile No.:

Email:

- 3 Full Name of Owner(s): Jess Keller & Kimberley Truman .....

- 4 Postal Address of Owner(s): Grandview Drive - Spreyton .....

..... Phone:.....

Mobile No.

Email

- 5 Present Use of the Land: Vacant lot.....

- 6 Proposed Use and/or Development (subject of this application): .....

..... Dwelling / residence.....

At (Location of property) (No. 41) Lot 14 - Elphin Drive - Squeaking Point .....

Certificate/s of Title reference: .....SP 177539 / Filio 14.....

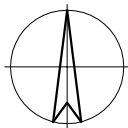
- 7 Estimate of works: \$400,000 .....

- 8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed .....

Dated: 20/10/2020

	<b>Latrobe Council</b> Planning Exhibition Documents Planning Administration
Date Advertised: 15-02-2020 Ref. Number: DA 22-2020	
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**Latrobe Council**  
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Planning Administration

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**Lot 13**  
vacant allotment

residential - managed grass

**Lot 14**  
4898 sq metres

**Lot 15**  
vacant allotment

grazing land

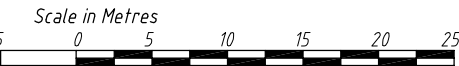
Rainwater storage tank -  
minimum 10000 litre capacity  
for firefighting purposes only

**Proposed proprietary  
steel clad Garage**  
9m x 12m

grazing land

**Site Plan**

Scale 1: 500



Allotment area = 4898 sq metres  
Area within Building Setbacks = 2063 sq metres

**Survey Information**

Allotment No. : 14 (4898 sq metres)  
Folio Reference : 175984-50 (14)  
Registered Number : SP 177539  
Land District of Devon  
Parish of Harford  
Surveyor : Mr. P. Hodgetts (June 2019)

Existing power pole

Edge of existing bitumen  
carriageway indicated thus

Existing gravel crossover  
approx 4200mm wide

Existing water metre

Existing power pole

Centreline of existing  
stormwater spoon drain

residential - managed grass


Rainwater tank farm

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Client :  
**J. Keller & K. Truman**

Project :  
**Proposed Brick Veneer Residence, Lot 14, Elphin Drive, Squeaking Point**

Scale :  
**1 : 500**

  
Project North :

**bardraft design**  
Accredited Building Designers  
Mobile 0400 619 386  
Email : bardraft@internode.on.net  
Accredited Building Designer Lic. No 4554 64719

Title :  
**Site Plan 1: 500**

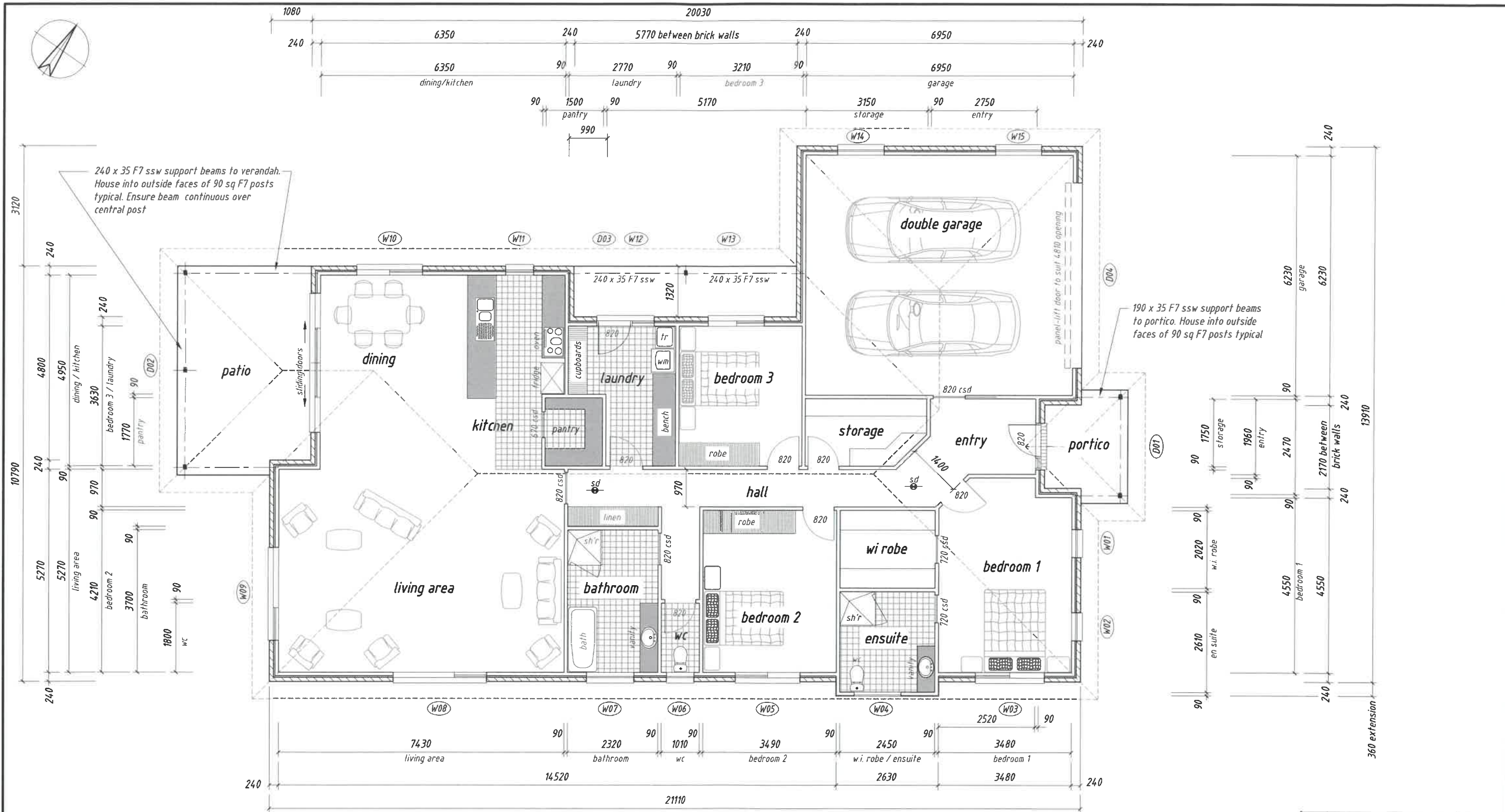
Drawn : *pb*  
Project No. :  
**P.19.40**

Date : *January 2020*  
Drawing No. :  
**A-03**

Sheet No. :  
**3**

Issue No. :  
**A**





## Floor Plan

### General Notes :

sd : hard-wired smoke detector to comply with AS 3786

floor area (incl double garage) = 236 sq metres

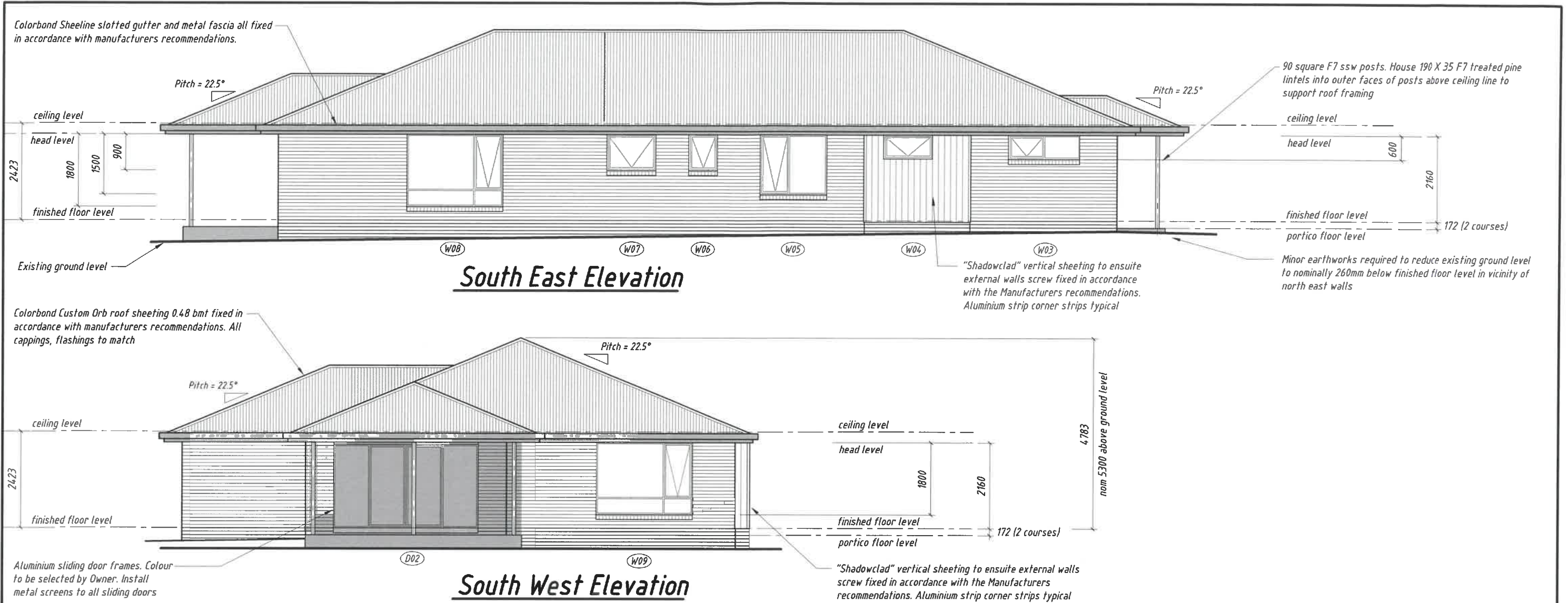


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**Sheridan Constructions Pty Ltd**  
Devonport Phone : 0409 707 379 Tas. Accreditation No. CC4634Y

A	For Planning Approval	Jan 2020
Rev	Details	Date

do not scale A4 size prints	Client :	J. Keller & K. Truman		
	Project :	Proposed Brick Veneer Residence, Lot 14, Elphin Drive, Squeaking Point		
	Scale	1 : 100	Project North :	
	Title Floor Plan			
		Accredited Building Designers		
Mobile 0400 619 386		Email : bardraft@internode.on.net		
Accredited Building Designer Lic. No 4554 64719		Drawn : pb	Date : January 2020	
Project No. : P.19.40		Drawing No. : A-06	Sheet No. : 6	Issue No. : A



### Glazing and Lintel Schedule

Element	Location	Dimensions (h x w)	Glazed Area	Calculable Area	Lintel Size
W01	N-E	1800 x 730	1.31 sq m	0.65 sq m	90 x 35 F17 shw
W02	N-E	1800 x 730	1.31 sq m	0.65 sq m	90 x 35 F17 shw
W03	S-E	600 x 1800	1.08 sq m	1.08 sq m	140 x 45 F17 shw
W04	S-E	600 x 1200	0.72 sq m	0.72 sq m	140 x 35 F17 shw opaque
W05	S-E	1500 x 1690	2.54 sq m	2.54 sq m	140 x 45 F17 shw
W06	S-E	900 x 730	0.66 sq m	0.66 sq m	90 x 35 F17 shw opaque
W07	S-E	900 x 1200	1.08 sq m	1.08 sq m	140 x 35 F17 shw opaque
W08	S-E	1800 x 2400	4.32 sq m	4.32 sq m	190 x 45 F17 shw
W09	S-W	1800 x 2400	4.32 sq m	4.32 sq m	190 x 45 F17 shw
W10	N-W	1800 x 1690	3.04 sq m	1.52 sq m	140 x 45 F17 shw
W11	N-W	1800 x 730	1.31 sq m	0.65 sq m	90 x 35 F17 shw
W12	N-W	900 x 550	0.50 sq m	0.25 sq m	140 x 35 F17 shw integral with D03
W13	N-W	1500 x 1450	2.18 sq m	1.09 sq m	140 x 45 F17 shw
W14	N-W	600 x 1200	0.72 sq m	0.36 sq m	140 x 35 F17 shw
W15	N-W	600 x 1200	0.72 sq m	0.36 sq m	140 x 35 F17 shw
D01	N-E	2100 x 1200	2.52 sq m	1.26 sq m	140 x 35 F17 shw
D02	S-W	2100 x 3600	7.56 sq m	7.56 sq m	double 240 x 45 F17 shw nailed together
D03	N-W	2100 x 900	1.89 sq m	0.90 sq m	140 x 35 F17 shw integral with W12
D04	N-E	2100 x 4800	N/A	N/A	270 x 85 GL18 C (Hyne beam - cambered)

Total Areas 37.78 sq m 30.09 sq m

Refer BCA Part 3.12.2.1 for external Glazing Ratio for Climate Zone 7:

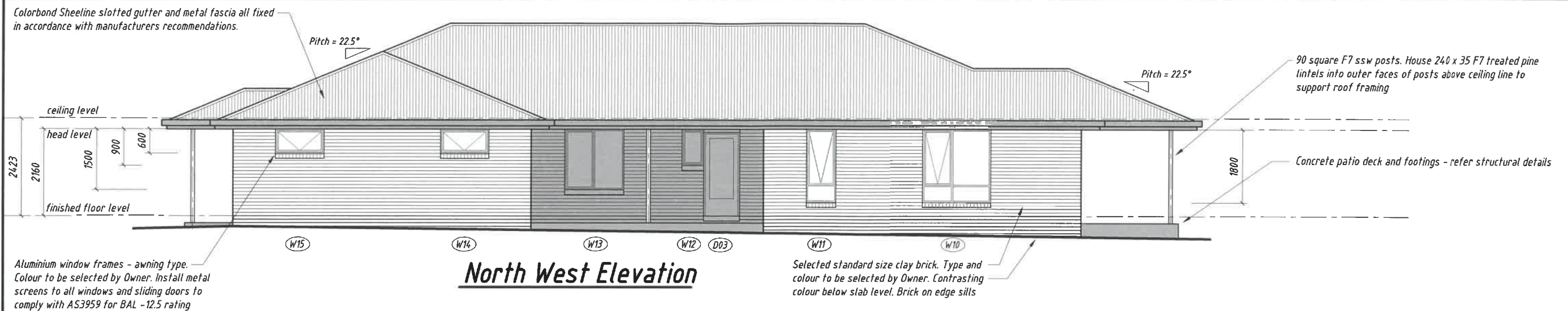
Glazed Area for Energy Efficiency Calculation = 30.09 sq m  
Glazed Area / Floor Area = 12.75% < 25% Owner to liaise with Builder and Energy efficiency consultant to determine most economical outcome and desired solutions. All glazed doors to have toughened glass - in acc with BCA Part 3.6 (Glazing)



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Devonport	Phone : 0409 707 379	Tas. Accreditation No. CC4634Y	
Client :	<b>J. Keller &amp; K. Truman</b>		
Project :	<b>Proposed Brick Veneer Residence, Lot 14, Elphin Drive, Squeaking Point</b>		
Scale :	Project North :	Title	
<b>1 : 100</b>		<b>Elevations - Sheet 1</b>	
<b>bardraft design</b>		Drawn : <b>pb</b>	Date : <b>January 2020</b>
Accredited Building Designers Mobile 0400 619 386 Email : bardraft@internode.on.net Accredited Building Designer Lic. No 4554 64719		Project No. <b>P.19.40</b>	Drawing No. <b>A-10</b>
		Sheet No. <b>10</b>	Issue No. <b>A</b>





### Glazing and Lintel Schedule

Element	Location	Dimensions (h x w)	Glazed Area	Calculable Area	Lintel Size
W01	N-E	1800 x 730	1.31 sq m	0.65 sq m	90 x 35 F17 shw
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Glazed Area / Floor Area = 12.75% < 25% Owner to liaise with Builder and Energy efficiency consultant to determine most economical outcome and desired solutions. All glazed doors to have toughened glass - in acc with BCA Part 3.6 (Glazing)



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Devonport	Phone : 0409 707 379	Tas. Accreditation No. CC4634Y	
Client :	<b>J. Keller &amp; K. Truman</b>		
Project :	<b>Proposed Brick Veneer Residence, Lot 14, Elphin Drive, Squeaking Point</b>		
Scale :	Project North :	Title :	
<b>1 : 100</b>		<b>Elevations - Sheet 2</b>	
<b>bardraft design</b>			
Accredited Building Designers Mobile 0400 619 386 Email : bardraft@internode.on.net Accredited Building Designer Lic. No 4554 64 719		Drawn <i>pb</i>	Date : <b>January 2020</b>
Project No.	Drawing No.	Sheet No.	Issue No. :
<b>P.19.40</b>	<b>A-11</b>	<b>11</b>	<b>A</b>



5 February 2020

Reference No. GL19609Ab

Sheridan Constructions Pty Ltd  
24 Gibson Court  
SPREYTON TAS 7310

**Attention: Mr John Sheridan**

Dear Sir

**RE: Site Classification and On-site Wastewater Disposal Assessment and Design  
Lot 14 Elphin Drive, Squeaking Point**

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 Brett Street or the undersigned on 03 6326 5001.

For and on behalf of Geoton Pty Ltd

**Tony Barriera**  
Director



## 1 INTRODUCTION

A limited scope investigation has been conducted for Sheridan Constructions Pty Ltd at the site of a proposed residential development at Lot 14 Elphin Drive, Squeaking Point.

The investigation has been conducted to provide the following:

- Assessment of the general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 "Residential Slabs and Footings";
- Review of the topographical setting and provide a Wind Classification in accordance with AS 4055 – 2012 "Wind Loads for Housing"; and
- Assessment of the suitability of the site and the design for the disposal of septic effluent in accordance with AS/NZS 1547:2012 "On-site domestic wastewater management".

A site plan and a floor plan prepared by Bardraft have been provided. We understand that the proposed development will be a 3-bedroom dwelling.

## 2 FIELD INVESTIGATION

The field investigation was conducted on 24 January 2020 and involved the drilling of 4 boreholes by a 4WD mounted auger rig to the investigated depths of 2.0m.

Dynamic Cone Penetration (DCP) tests were conducted in the natural granular soils encountered in the investigation. The permeability of the site was also tested using a Constant Head Permeameter.

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

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

## 3 SITE CONDITIONS

The site is a vacant, approximately 5,000m<sup>2</sup> block with the ground surface being near level and having a low to medium grass cover. The proposed dwelling is to be located within the northeast portion of the site. The proposed wastewater disposal area is to be located to the southwest of the proposed dwelling.

The MRT Digital Geological Atlas, 1:25,000 Series, indicates that the site is underlain by Quaternary aged sediments consisting of coastal fine-grained sand and pebbly sand.

Examination of the LIST Landslide Planning Map indicates that the site is not mapped within any known landslide hazard band.

The investigation indicated that the soil profile is generally uniform over the site. Boreholes BH1 and BH4 encountered a sandy topsoil to the depths of 0.1m, underlain by sand to the investigated depths of 2.0m. Borehole BH2 encountered a sandy topsoil to a depth of 0.05m, overlying sandy silt/silty sand to a depth of 1.1m, underlain by

sandy clay to the investigated depth of 2.0m. Borehole BH3 encountered a sandy topsoil to a depth of 0.01m, overlying sandy silt to a depth of 0.5m, underlain by sand to the investigated depth of 2.0m.

**Minor seepage inflows were encountered within boreholes BH1, BH2 and BH4 at depths of 1.3m.**

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

## 4 SITE CLASSIFICATION

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

### **CLASS S (AS 2870)**

Foundation designs in accordance with this classification are to be subject to the overriding conditions of Section 5 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 the footings would be as follows:

**SAND (SP) – fine grained, black, medium dense or better  
encountered below 0.1m from the existing ground surface.**

**Or**

**Sandy SILT (ML) – low plasticity, grey, fine grained sand, medium dense or better  
encountered below 0.05m from the existing ground surface.**

An allowable bearing pressure of **100kPa** is available for edge beams, strips, pads and slabs founded as above, provided the site is prepared as follows:

- Earthworks should be carried out in accordance with AS3798-2007, Guidelines on earthworks for commercial and residential development;
- All topsoil should be removed from the building footprint;
- The natural sand foundation should be proof rolled prior to slab on ground construction; and
- All sands disturbed in the base of footing excavations should be compacted.

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 and not allowing time for groundwater seepage flows to develop. Groundwater seepages or higher groundwater levels can occur during and/or after a prolonged period of wet weather or a heavy rainfall event.

## 6 WIND CLASSIFICATION

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

### WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	NS	T0

## 7 EFFLUENT DISPOSAL

The AS/NZS 1547:2012 provides a guide to typical wastewater flow allowances under a range of circumstances. As a general guide, the standard recommends a typical wastewater flow of 150L/person/day for households on reticulated water. As the dwelling is 3 bedrooms with a population equivalent of 5, a value of **750L/day** has been adopted.

### 7.1 Permeability of Soil and Soil Category

The soil has been classified as follows:

- Texture – Loamy Sand (Table E1 from AS/NZS 1547:2012);
- Structure – Massive (Table E4 from AS/NZS 1547:2012); and
- Category – 2 (Table E1 from AS/NZS 1547:2012).

The permeability ( $K_{sat}$ ) at the site was measured at 1.7m/day. For massive Category 2 soils, the indicative permeability from AS/NZS 1547:2012 Table 5.1 is 1.4~3.0m/day. Therefore, the measured permeability is consistent with massive Category 2 soils.

- Adopted permeability – 1.7m/day.

## 7.2 Disposal and Treatment Method

Based on our experience, there is a potential for very high groundwater levels after a significant rain event in the Squeaking Point area, and as a result, traditional absorption trenches or beds will not allow for an adequate attenuation period for the breakdown of pathogens within the treated effluent before infiltration into the groundwater under such conditions.

As such, the site is considered suitable for the disposal of domestic effluent by way of an Aerated Wastewater Treatment System (AWTS) and a conventional distribution bed raised above the natural ground surface to allow the aerobic process and attenuation period to treat the effluent in a sand and gravel filter bed.

## 7.3 Design Loading Rate

From AS/NZS 1547:2012 Table L1, for Category 2 soils the design loading rate for secondary treated effluent is 50mm/day, however, due to the measured permeability a more conservative rate of 30mm/day has been adopted.

## 7.4 Conventional Secondary Treated Absorption Bed System

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

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

Where L= Length in metres

Q= Design daily flow in L/day

DLR= Design Loading Rate in mm/day

W= Bed width in metres

As the DLR has been set at 30mm/day and the daily flow (Q) has been set at 750L/day, when the parameters are inserted in the above equation the bed dimensions required are as follows:

Raised bed:

- Bed length = 12.5m
- Bed width = 2.0m
- Bed depth = 0.6m

This would give a disposal area of approximately 25m<sup>2</sup>

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There is adequate secondary (back-up) area of 25m<sup>2</sup> if required.

The bed is to be located in the area shown on the site plan.

The bed is to be constructed as per the layout and cross section provided on Figure 2 attached.

Guidelines for the design of sub-surface irrigation are outlined in AS/NZS 1547:2012 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 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 AS/NZS 1547:2012. 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 AWTS model and provide the Certificate of Accreditation for that particular model before the proposed development gets approval. A list of accredited AWTS models can be found on the Tasmanian Government Department of Justice website.**

[http://www.justice.tas.gov.au/building/plumbing/accredited\\_waste\\_water\\_management\\_systems](http://www.justice.tas.gov.au/building/plumbing/accredited_waste_water_management_systems)

## 7.5 Setbacks

The minimum separation distances between the disposal area and downslope features are based on Appendix R from AS/NZS 1547:2012 "Recommended Setback Distances for Land Application Systems". As per Table R1 from AS/NZS 1547:2012 **a minimum setback distance of 15m is required from downslope sensitive features such as watercourses.** In addition, the following minimum setbacks are required:

- 1.5m from property boundaries; and
- 2.0m from buildings.

## 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.

## Site Classification and On-site Wastewater Disposal Assessment and Design

### References:

AS 1726 - 2017 Geotechnical Site Investigation

AS 2870 - 2011 Residential Slabs and Footings

AS 4055 - 2012 Wind Loads for Housing

AS/NZS 1547:2012 - On-site Domestic Wastewater Management

### Attachments:

Limitations of Report

Figure 1 – Site Plan

Figure 2 – Raised Conventional Bed Plan & Section

Site Photograph

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**

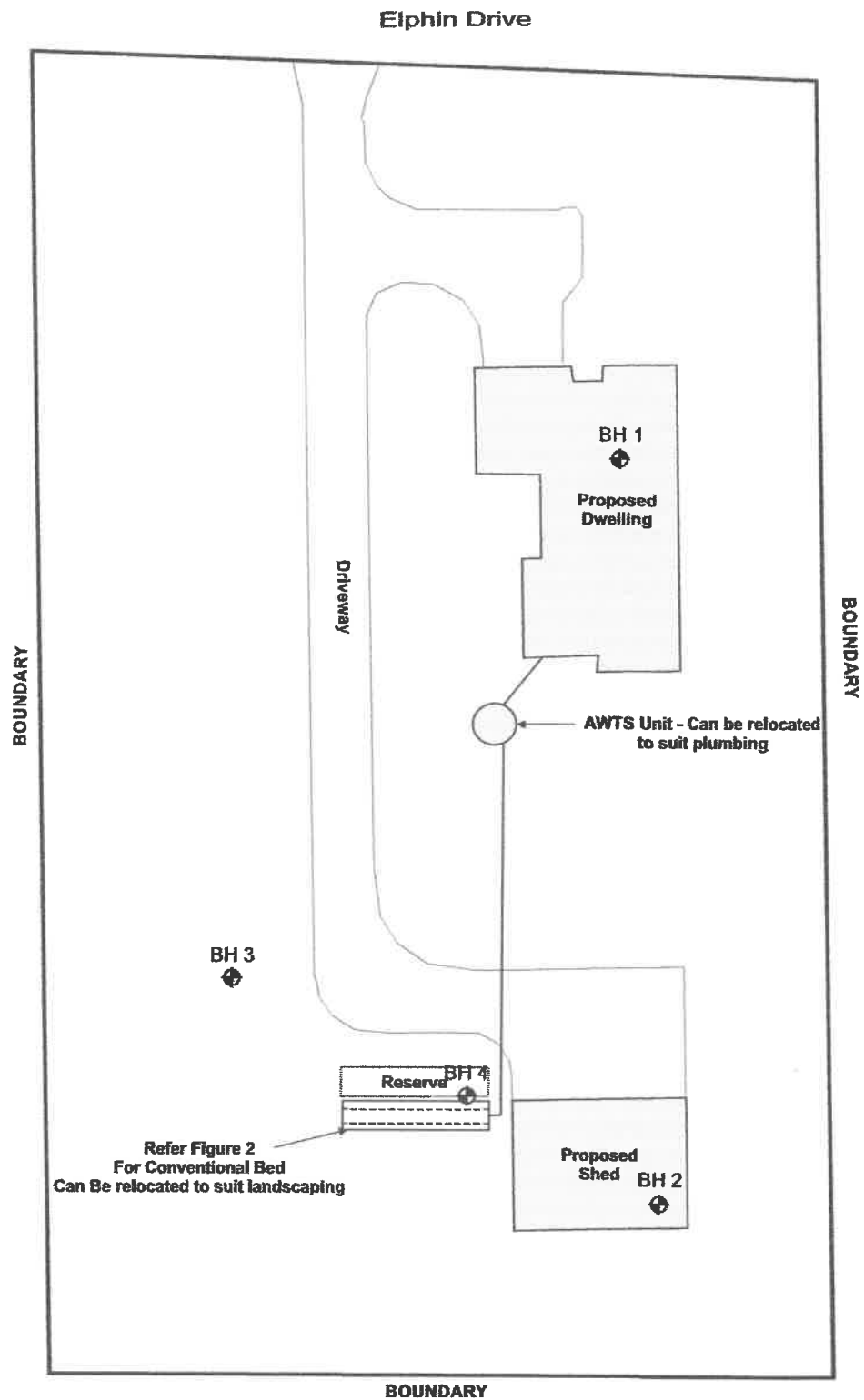
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

### **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.



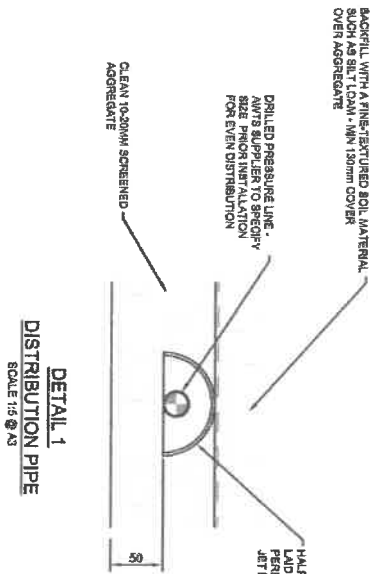
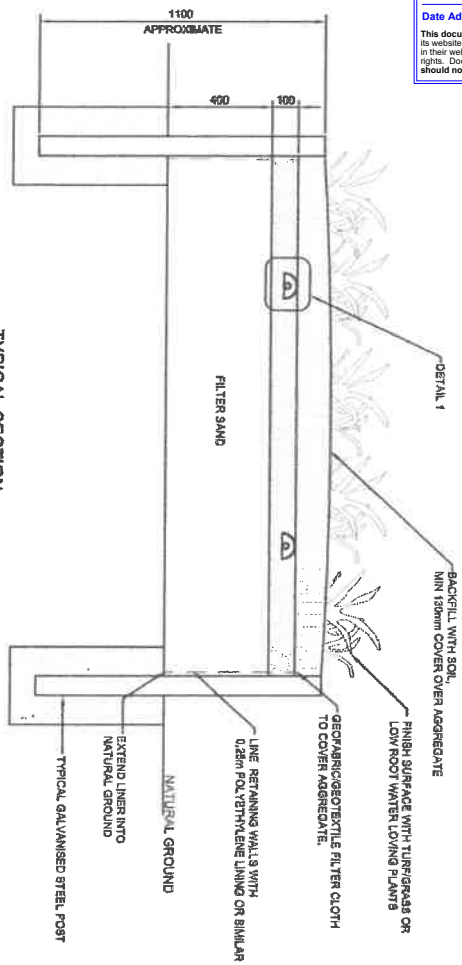
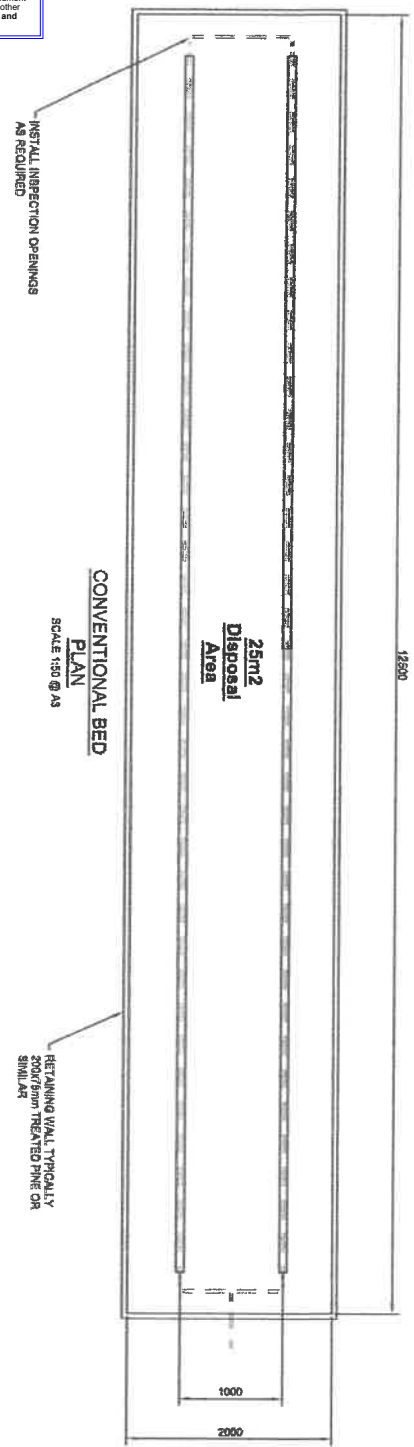
### Legend

BH 1  Approximate Borehole Location



<div> <div> <div>GEOTON</div> <div>Pty Ltd</div> </div> </div>	client: SHERIDAN CONSTRUCTIONS PTY LTD		
	project: LOT 14 ELPHIN DRIVE SQUEAKING POINT		
date	05/02/2020	drawn	BS
scale	AS SHOWN	approved	TB
original size	A3	rev	
title: SITE PLAN			
project no: GL19609A			figure no. 1






**FILTER SAND**  
The sand-fill media needs to meet the criteria outlined in AS/NZS 1547:2012 Section 4.3.2, as follows:  
a) Medium sand with a grain size of 0.25mm to 1.0mm, a uniformly coefficient of gradation of 1.4, less than 5% fines passing a 200 sieve (0.075 mm), free of clay, siltation, and organic material.

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No.	REVISION	DATE



**GEOTON PTY LTD**  
**GEOTECHNICAL CONSULTANTS**

- GEOTECHNICAL INVESTIGATIONS
- SITE CLASSIFICATION
- WASTEWATER ASSESSMENT
- ROADWORKS
- LANDSLIDE RISK ASSESSMENT
- DAMS
- ENVIRONMENTAL ASSESSMENT
- FOUNDATION INVESTIGATION

PO Box 522 Prospect Vale TAS 7250  
Invermay, TAS  
T: (03) 6326 5001  
www.geoton.com.au

<b>CLIENT:</b>	SHERIDAN CONSTRUCTIONS PTY LTD
<b>PROJECT:</b>	SITE CLASSIFICATION & ON-SITE WASTEWATER DISPOSAL DESIGN
<b>PROJECT NO:</b>	GL19029A
<b>DRAWING NO:</b>	FIGURE 2
<b>DATE:</b>	05/02/20
<b>REVISION:</b>	A
<b>SCALE:</b>	-
<b>DRAWN:</b>	B. STREET
<b>DESIGNED:</b>	T. BARRIERA
<b>APPROVED:</b>	T. BARRIERA



**PLATE 1 - VIEW OF SITE LOOKING SOUTHWEST**

**GEOTON** Pty Ltd

client: **SHERIDAN CONSTRUCTIONS PTY LTD**

project: **LOT 14 ELPHIN DRIVE  
SQUEAKING POINT**

title: **PHOTOGRAPH**

date: **24/01/2020** original size **A4**

project no: **GL19609A**

figure no. **PLATE 1**



# Appendix A

## Borehole Logs

# ENGINEERING BOREHOLE LOG

## Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

**Tel (03) 6326 5001**

Borehole no. BH1

Sheet no. 1 of 1

Job no. GL19609A

Client :		Sheridan Constructions Pty Lrd			Date : 24/01/2020						
Project :		Site Classification & Onsite Wastewater Design			Logged By : BS						
Location :		Lot 14 Elphin Drive, Squeaking Point									
Drill model :		Drilltech		Easting:		Slope: 90°					
Hole diameter : 150mm		Northing:		Bearing: -		RL Surface : Datum :					
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
ADV	N					SP	TOPSOIL - Sand, fine grained, black, trace organics	D	MD		
						SW	SAND - fine/medium grained, black	D/M	MD		
					0.25						
					0.50						
					0.75	SW	SAND- medium/coarse grained, yellow	M	MD		slight increase in moisture
					1.00						
					1.25		becoming brown/black	W	MD		
					1.50						
					2.00		BH1 terminated @ 2.0m				
					2.25						



## Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

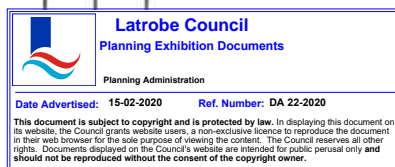
Borehole no. BH2

Sheet no. 1 of 1

Job no. GL19609A

Client : Sheridan Constructions Pty Lrd Date : 24/01/2020  
 Project : Site Classification & Onsite Wastewater Design Logged By : BS  
 Location : Lot 14 Elphin Drive, Squeaking Point  
 Drill model : Drilltech Easting: Slope: 90° RL Surface :  
 Hole diameter : 150mm 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	SP	TOPSOIL - Sand, fine grained, black, trace organics	D	MD	
					ML	Sandy SILT - low plasticity, grey, fine grained sand	D	MD	
				0.50					
				0.75	SM	Silty SAND - fine grained, orange	M	MD	
				1.00					
				1.25	CH	Sandy CLAY - high plasticity, orange mottled brown	M	St	
				1.50					
				1.75					
				2.00					
				2.25					
						BH2 terminated @ 2.0m			



### Geotechnical Consultants

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH3

Sheet no. 1 of 1

Job no. GL19609A

Client : Sheridan Constructions Pty Lrd  
Project : Site Classification & Onsite Wastewater Design  
Location : Lot 14 Elphin Drive, Squeaking Point

Date : 24/01/2020

Logged By : BS

Drill model : Drilltech

Easting:

Slope: 90°

RL Surface :

Hole diameter : 150mm

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					SP	TOPSOIL - Sand, fine grained, black, trace organics	D	MD	
					0.25	ML	Sandy SILT - low plasticity, grey, fine grained sand	D	MD	
					0.50	SP	SAND - fine grained, black/brown	M	MD	
					0.75					
					1.00		trace clay	M/W	MD	slight increase in moisture
					1.25			W		
					1.50					
					1.75					
					2.00					
					2.25					
							BH3 terminated @ 2.0m			

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Tel (03) 6326 5001


Borehole no. BH4

Sheet no. 1 of 1

Job no. GL19609A

Client : Sheridan Constructions Pty Ltd Date : 24/01/2020  
 Project : Site Classification & Onsite Wastewater Design Logged By : BS  
 Location : Lot 14 Elphin Drive, Squeaking Point  
 Drill model : Drilltech Easting: Slope: 90° RL Surface :  
 Hole diameter : 150mm 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					SP	TOPSOIL - Sand, fine grained, black, trace organics	D	MD	
					0.25	SW	SAND - fine/medium grained, orange	D/M	MD	
					0.50					
					0.75					
					1.00		becoming brown			
					1.25					
					1.50					
					1.75					
					2.00					
					2.25					
							BH4 terminated @ 2.0m			

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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 <sub>50</sub>	Undisturbed sample 50 mm diameter
U <sub>63</sub>	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N <sub>c</sub>	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B <sub>s</sub>	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

## Soil Description Explanation Sheet (1 of 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 Limit –  $w < PL$**

Hard and friable or powdery.

**Moist, near Plastic Limit –  $w \approx PL$**

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 –  $w \approx LL$**

**Wet, wet of Liquid Limit –  $w > LL$**

### CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH $s_u$ (kPa)	FIELD GUIDE
Very Soft	$\leq 12$	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	$\leq 15$
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	$\leq 5$	$\leq 15$	$\leq 15$	Trace
	>5, $\leq 12$	>15, $\leq 30$	>15, $\leq 30$	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	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.



## 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						
	SILT & CLAY (low to medium plasticity, LL ≤ 50)	DRY STRENGTH		DILATANCY		TOUGHNESS	
		None to Low		Slow to Rapid		Low	
		Medium to High		None to Slow		Medium	
	SILT & CLAY (high plasticity, LL > 50)	Low to Medium		Slow		Low	
		Low to Medium		None to Slow		Low to Medium	
		High to Very High		None		High	
		Medium to High		None to Very Slow		Low to Medium	
	Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.				Pt	PEAT

● LL – Liquid Limit.

• LL – Liquid Limit.

### COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	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.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
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.		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.	
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.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
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.		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](http://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 willow 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 plant. 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 broad. 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.



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**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 nodosa)*

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 leaved 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.

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**Velleia paradoxa***Spur velleia*

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 wide 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.

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# Appendix C

## Certificate Forms

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: **Sheridan Constructions Pty Ltd** Owner /Agent  
**24 Gibson Court** Address  
**Spreyton Tas 7310** Suburb/postcode

Form **55**

## 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-  
N17000416** (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: **Geotechnical Engineering** (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address: **Lot 14 Elphin Drive** Lot No: **14**  
**Squeaking Point Tas 7307** Certificate of title No: **177539/14**  
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: ☒

In issuing this certificate the following matters are relevant --

Documents:

Geoton Pty Ltd, Report Reference No. GL19609Ab,  
dated 05/02/2020

Relevant  
calculations:

Refer to report

References:

AS 2870 – 2011 Residential Slabs and Footings Construction  
AS 4055 – 2012 Wind Loads for Housing  
CSIRO Building Technical File 18

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

Site Classification in accordance to AS2870 - 2011  
Wind Loading in accordance to AS 4055 - 2012  
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:*

Qualified person:



*Certificate No:*

GL19609Ab

*Date:*

05/02/2020

## LOADING CERTIFICATE

To:	<b>Sheridan Constructions Pty Ltd</b>	Owner /Agent	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	<b>24 Gibson Court</b>	Address	
	<b>Spreyton Tas</b>	Suburb/postcode	
	<b>7310</b>		

### Details of work:

Address:	<b>Lot 14 Elphin Drive</b>	Lot No:	<b>14</b>
	<b>Squeaking Point Tas</b>		
	<b>7307</b>	Certificate of title No:	<b>177539/14</b>
The work related to this certificate:	<b>On-site domestic-wastewater management</b>	<i>(description of the work or part work being certified )</i>	

### Certificate details:

In issuing this certificate the following matters are relevant –

Documents:	<b>Report GL19609Ab dated 05/02/2020</b>
	<b>Figure 1 – Site Plan</b>
	<b>Figure 2 – Raised Conventional Bed Plan &amp; Section</b>
Relevant calculations:	<b>Contained in the above</b>
References:	<b>AS/NZS1547:2012 On-site domestic-wastewater management</b>

### Substance of Certificate:

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

#### Wastewater Characteristics

<i>Population equivalent used for this assessment</i>	<b>= 5 (3 bedrooms equivalent)</b>
<i>Wastewater volume (L/day) used for this assessment</i>	<b>= 750 (150 Litres per person)</b>
<i>Approximate blackwater volume (L/day)</i>	<b>= 300</b>
<i>Approximate greywater volume (L/day)</i>	<b>= 450</b>

#### Soil Characteristics/Design Criteria

<i>Texture (Table E4 from AS/NZS 1547)</i>	<b>= Loamy Sand</b>
<i>Soil category (Table E1 from AS/NZS 1547)</i>	<b>= 2</b>
<i>Soil structure (Table E4 from AS/NZS 1547)</i>	<b>= Massive</b>
<i>Indicative permeability (Table 5.1 from AS/NZS 1547)</i>	<b>= 1.4~3.0m/day</b>
<i>Measured permeability</i>	<b>= 1.7m/day</b>
<i>Adopted permeability</i>	<b>= 1.7m/day</b>
<i>Adopted Design Loading Rate</i>	<b>= 30mm/day</b>
<i>Soil thickness for disposal</i>	<b>&gt; 2.0m</b>
<i>Minimum depth (m) to water</i>	<b>&lt; ~0.4m (after significant rainfall)</b>





### **Dimensions for On-Site Treatment System**

*Disposal and treatment methods* = Aerated Wastewater Treatment System (AWTS) and Conventional Bed

*Site modification and specific design* = Raised Conventional Bed

*Primary disposal area required* = 25m<sup>2</sup>

*Reserved disposal area required* = 25m<sup>2</sup>

*Location and use of Reserved area* = Reserved area to the north of the proposed wastewater disposal area

*Is there sufficient area available on site for disposal* = Yes

### **Notes**

*The purpose of the reserved area is to allow for future extension of the land application system to allow a factor of safety against unforeseen 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 10 EP system (10 equivalent persons) rated at 1500 litres per day and a wastewater design volume of 750L/day the allowable variation from design flow (peak loading events) would be an additional 750L/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 health from surface ponding in the land application area or channelling or seepage beyond the land application area.

*Consequences of under loading the system:*

Not applicable to this type of system.

### **Operation Requirements**

Refer to operation manual of preferred aerated wastewater treatment system.

### **Maintenance Requirements**

Refer to operation manual of preferred aerated wastewater treatment system.

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

Certifier:

*Signed:*

*Date:*

05/02/2020

*Certificate No.*

GL19609Ab

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

To:  Owner name

Address

Suburb/postcode

Form **35**

**Designer details:**

Name:  Category:   
Hydraulic - Domestic

Business name:  Phone No:

Business address:   
  Fax No:

Licence No:  Email address:

**Details of the proposed work:**

Owner/Applicant:  Designer's project reference No:

Address:  Lot No:

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

**Description of work:**

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

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

**Other details:**

**All design documents provided in Report GL19609Ab, dated 05/02/2020**

**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


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**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.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	<div>Tony Barriera</div>	<div></div>	<div>05/02/2020</div>
Licence No:	<div>CC6220P</div>		

## 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](http://www.taswater.com.au)

Name: (print)

Signed

Date

Designer:

Tony Barriera



05/02/2020



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Tammy Smith Energy

# Bushfire Report

## 41 Elphin Drive, Squeaking Point

Prepared for J. Keller & K. Truman

By: Tammy Smith

Date: 13<sup>th</sup> January 2020

Report No: B1920-053



## Contents/Index

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Attachment 01	Bushfire Hazard Management Site Plan
Attachment 02	Bushfire Hazard Management Advice
Attachment 03	Fire Resistant Garden Plants

This Bushfire Attack Level (BAL) assessment report has been prepared for the construction of a new dwelling at **41 Elphin Drive, Squeaking Point**. The need for the BAL assessment report is required as the proposed new dwelling is to be built on bushfire prone land which is defined as:

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay of a planning scheme map; and
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100 metres of an area of bushfire-prone vegetation equal to, or greater than one hectare. (Regulation 3 Building Regulations (Tas) 2004)

In this instance the proposed new dwelling is to be situated on, and surrounded by land that is classified as bushfire prone vegetation, and is within 100 m of bushfire-prone vegetation equal to or greater than one hectare.

## Aim

This assessment report has been provided to assist the owner with identifying the relevant construction requirements to be undertaken for the new dwelling described in Australian standard AS 3959-2009, and the preparation of a Bushfire Hazard Management Plan.

The purpose of this Bushfire Assessment Report is to provide knowledge to the public/ individual/ landholder the need to protect their property from bushfire. And to reduce the occurrence of, and minimise the impact of bushfires, thereby reducing the risk to human life, property, the environment, and the cost to the community caused by bushfires.

To provide for sufficient separation of building areas from bushfire-prone vegetation and to reduce the radiant heat levels, direct flame attack and ember attack at the building site.

The inspection has been undertaken and the report provided is on the understanding that:

- 1) This report assesses the site with respect to the director's determination and the Bushfire-Prone Areas Code. All other statutory assessments are outside the scope of this report unless specifically included.
- 2) The report only identifies the size, volume and status of the vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development or where the vegetation separation distance established in this report has changed.

This assessment is based on an inspection of the site 30<sup>th</sup> December 2020, this assessment does not include the proposed shed as it is sufficiently separated from the dwelling.

# Property Details:

<b>Property Address:</b>	41 Elphin Drive, Squeaking Point
<b>Certificate of Title:</b>	177539/14
<b>Land Area:</b>	4898 m2
<b>Type of Building/Construction:</b>	New Dwelling
<b>NCC Classification:</b>	Class 1
<b>Zoning:</b>	Rural Living
<b>Planning Scheme:</b>	Latrobe Council Interim Planning Scheme 2013



Approx. Location of proposed new dwelling



Location of nearest fire hydrant



## Description of the Area

### Climate

The climate in the Squeaking Point area is cool/temperate; the growing season for vegetation is during April/May (autumn) & October/November (spring). The Squeaking Point area has an average rainfall of 800 to 1200 mm per year. In general the fire season is in the dryer months during January through to the end of March, with winds predominately prevailing from the West. Due to the topography of the land the land, this new build may be affected from the prevailing westerly weather.

### Land Topography: Vegetation/Contours

**TOPOGRAPHY:**        The gradient of the land the proposed new building is to be built on is flat towards all boundaries. This was determined by a site inspection made on the 30<sup>th</sup> December 2019, also a site plan provided by Bardraft Design    Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the vegetation surrounding this new build is predominately grassland. Eucalypts, and dry forest vegetation is located further in an eastern direction. No documented threatened species are present on this allotment.

*Latrobe Council Interim Planning Scheme 2103*

*Tas Veg 3.0*



Rural Living



Environmental Living



(FAG) Agricultural Land



(DSC) Dry eucalypt forest and woodland



## General Site description:

This is a rural living allotment, located in a new developing area, on the outskirts of Squeaking Point. Elphin Drive provides access to this allotment from a North East direction. This allotment is predominately flat. The new build is a single storey dwelling to consist of 3 bedrooms, kitchen/Living area, associated wet rooms, and a double garage located on the North Eastern corner.

**NORTH WEST**      In the North Western direction the dwelling is located 30.1 metres from this boundary. The neighbouring property is yet to be developed. The vegetation on this neighbouring property currently contains grassland. A wire fence provides separation from this neighbouring allotment. Once this dwelling is established the immediate vegetation will be required to be maintained for a distance of **14.0 metres**.

**SOUTH WEST**      The new dwelling is located 48.47 metres from this boundary. A wire fence provides separation from the neighbouring property. At present this neighbouring property is yet to be developed and zoned rural resource. The vegetation located on this neighbouring property is currently grassland used for grazing purpose. The vegetation on this allotment will be required to be maintained for a distance of **14 metres** from the dwelling in this direction.

**SOUTH EAST**      The new dwelling is located 10.0 metres from this boundary. Beyond this boundary is a further rural living allotment. This allotment has been subdivided and will in the future be developed. The vegetation on this neighbouring allotment is maintained. The immediate vegetation will become maintained to this boundary as this property is established.

**NORTH EAST**      The boundary is located 19.47 metres from the dwelling in this direction. Elphin Drive is parallel to this boundary and provides access to this allotment. Beyond Elphin Drive are further rural living allotments. Elphin Drive is 15.0 metres in width and provides separation from this neighbouring allotment. The vegetation on this neighbouring allotment is short cropped grassland. Grassland located on land that is yet to be subdivided and developed is located 70 metres to the North of this property. A wire fence provides separation from Elphin Drive. The immediate vegetation will become maintained as this allotment is developed.



## PHOTOS of SITE and VEGETATION



**NORTH WEST** View from the new dwelling site, the vegetation located on the neighbouring allotment is short cropped grassland



**SOUTH WEST** View showing grassland vegetation beyond this boundary.



**SOUTH EAST** View from the new proposed dwelling. The neighbouring allotment contains short cropped grass



**NORTH EAST** View showing Elphin Drive parallel to this boundary



## Property Access - Table E2-

The property has a driveway access/egress to the North East, (Elphin Drive) of the property. This access driveway is approx. 20 metres to the new dwelling site.

This access driveway is less than 30 metres in length, therefore no upgrades are required.

Elphin Drive travels in a North West-South East direction. To the North West Elphin Drive continues for a short distance, and then terminates. As this subdivision is developed this road will continue in this direction to service further residential allotments. To the South East Elphin Drive connects with major Roads, providing connectivity. This is the direction of safe egress/access from fire danger.

Elphin Drive complies with table E1 *“Standards for roads”*



South East View showing Elphin Drive, this road connects with further major roads in this direction.



North West direction, Elphin Drive will in time continue to service further residence as this subdivision is developed

### **Table 4.3A Requirements for Reticulated Water Supply for Fire Fighting**

Fire hydrants are shown on page 4 of this report. This fire hydrant was located on site.

This fire hydrant is 35 metres to the South East of the driveway and 85 metres to the furthest elevation of this new dwelling. This fire hydrant complies with table 4.3A "Reticulated Water Supply for firefighting"

This fire hydrant is within the required 120 metres hoselay to this new building works and will supply an adequate water supply for firefighting. It should be recognised that although water supply as specified above may comply requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations. No additional water supply for firefighting will be required to be installed to this property.

A hardstand is available on Elphin Drive. This hardstand complies with table E4.3A





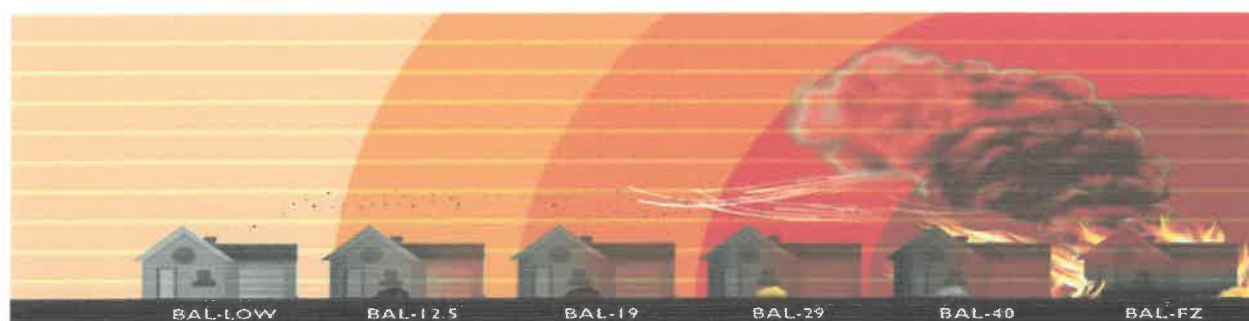


## Fire Danger Index (FDI) of 50 (1090) for Tasmania

Vegetation Classification	North West		South West		South East		North East		
Group A - Forest									
Group B - Woodland									
Group C - Shrubland									
Group D - Scrub									
Group E - Mallee/Mulga									
Group F - Rainforest									
Group G - Grassland		X		X		X		X	
Exclusions (N/A)									
Distance to Classified Vegetation		14.0 metres		14.0 metres		<50 metres		<50 metres	
Effective Slope under classified vegetation	Upslope								
	0 degrees	X	0 degrees	X	0 degrees	X	0 degrees	X	
	Downslope								
	> 0 to 5		> 0 to 5		>0 to 5		> 0 to 5		
	> 5 to 10		> 5 to 10		> 5 to 10		> 5 to 10		
	> 10 to 15		> 10 to 15		> 10 to 15		> 10 to 15		
	> 15 to 20		> 15 to 20		> 15 to 20		> 15 to 20		
	BAL Rating for each orientation on the site		BAL 12.5		BAL 12.5		BAL LOW		BAL LOW

## Determination of Bushfire Attack Level: BAL 12.5

(North West & South West) and as such no further reduction on BAL can be applied



**BAL 12.5** is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m<sup>2</sup> where the site is less than 100 m from the source of bushfire attack

## Summary

The owner has the capacity to maintain the vegetation surrounding this proposed new dwelling in minimal fuel condition.

Due to the topography, vegetation type and proximity to the surrounding vegetation, also the zoning should a fire eventuate in this classified vegetation there is a possibility of an ember attack on this new dwelling.

To achieve the said BAL (12.5) continuous management of the vegetation will be required surrounding this dwelling for the distances shown on the Bushfire Hazard Management Plan (attachment 01)

The access/egress to this allotment complies with the minimum requirements and will be required to be continually maintained ensuring adequate width and a clearance of vegetation.

Reticulated water supply is available, and a fire hydrant has been located on site, no further water supply will be required for firefighting.

The assessment of the proposed site, and plans provided by Bardraft has identified the Bushfire Attack Level (BAL) for the new dwelling is BAL 12.5

The construction requirements are detailed in sections 3 and 5 of AS3959-2009

This BAL rating has been determined given the knowledge that the owners will manage the vegetation surrounding this proposed new dwelling in a minimum fuel condition.

*(refer Bushfire Hazard management site plan, attachment 01)* It is a requirement the attached 'Bushfire Hazard Management Plan' be adhered to, and the Hazard Management area be maintained to a minimal fuel condition.

In establishment of the landscaping, minimum fuel condition should be achieved for a distance surrounding the dwelling. It is recommended that low flammability native plants *(see attachment Fire Resisting Garden Plants)* be planted within this hazard management area, to be consistent with clause 2.2.3.2 of AS 3959). This allows the planting of low to moderate flammability trees with a discontinuous canopy and no understorey.

## Statement:

*I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.*



**Tammy Smith**  
**Bush Fire Assessor**  
**Accreditation 126**  
**64286634**  
**0419 560 727**

**Date: 13<sup>th</sup> January 2020**

*The measures contained in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and weather conditions.*

## References

- . **Architectural Site Plan by Bardraft**
- . **Latrobe Council- Interim Planning Scheme 2013**
- . **Australian Standards; AS 3959-2009 (Including amendment No. 3) – Constructions of Buildings in Bushfire-prone areas.**
- . **Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG**
- . **Directors Determination**
- . **Bushfire Hazard Advisory Notes**
- . **Tasmania Fire Service Water Supply Signage Guideline**
- . **Tasmanian Government, Land-Information-Systems-Tasmania.**  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)
- . **Fire resisting Garden Plants - Tas Fire Service/Alan Grey**
- . **National Construction Code (BCA 2019)**

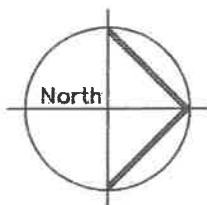


GRASSLAND USED  
FOR GRAZING  
PURPOSES

VACANT RESIDENTIAL  
ALLOTMENT CONTAINING  
MAINTAINED VEGETATION

VACANT RESIDENTIAL  
ALLOTMENT CONTAINING  
MAINTAINED VEGETATION

VACANT RESIDENTIAL  
ALLOTMENT CONTAINING  
MAINTAINED VEGETATION



**HAZARD MANAGEMENT AREA**  
THIS AREA OF THE PROPERTY IS TO  
CONSIST OF BUSH MAINTAINED LAWNS AND  
NON-FLAMMABLE AREAS SUCH AS PATHS  
AND DRIVEWAYS.  
VEGETABLE GARDENS AND EFFLUENT  
DISCHARGE AREAS CAN BE LOCATED HERE.  
ALL PLANTABLE ITEMS SUCH AS WOOD  
PILES, RUBBISH HEAPS AND STORED FUELS  
ARE TO BE KEPT CLEAR OF BUILDINGS.  
HIGHLY FLAMMABLE PLANT SPECIES MUST BE  
AVOIDED IN THIS AREA

BUSH FIRE RATING  
**BAL 12.5**

**Proposed Residence**  
41 Elphin Drive  
Squeaking Point  
**J. Keller and K. Truman**  
**Bushfire Hazard Management Plan**

**Amendments:**

OI	FINAL	13-02-2020

**Tammy Smith**  
**Energy**  
Accreditation: IBPP-126  
PO Box 126 Deerpont  
Tasmania 7510  
6428 6634  
ASN - 04 520 585 051







Tammy Smith Energy

## Attachment 02

# Bushfire Hazard Management Advice

Prepared for J. Keller & K. Truman

## Building Works at 41 Elphin Drive, Squeaking Point

This bushfire Hazard Management Advice is to be read in conjunction with the Bushfire Hazard Management Plan (attachment 01), and the Bushfire Report for this building work.

It is important to recognise that, particularly in extreme and major bushfires, no single option is likely to provide sufficient protection from bushfires. A range of options need to be implemented to reduce the bushfire risk to an acceptable level. While hazard reduction will reduce the severity of a bushfire and therefore improve the chance of survival; people, houses, and other assets. The owners/occupiers may have a better chance of survival from a bushfire if preventative measures have been implemented to make their dwellings less vulnerable to bushfire attack.

The following is recommended:

- 1) Continually maintain your dwelling and other assets in a minimal fuel condition this means a reduction in the amount and altering the arrangements of fuels. Most fine fuels are at or close to the ground, often as part of grass, litter or shrub layer, If these is enough fuel, when a fire approaches these fuels will ignite the trees above or set the bark alight. This may burn into the tree canopy causing a dangerous crown fire.
- 2) Locate flammable fuels away from the residence, and separate from each other
- 3) Road access to the property is to be maintained as an all-weather road, ensuring the height and width of vegetation remains cleared providing clear access for emergency vehicles
- 4) Minimise flammable materials around the home.
- 5) Regularly clean vegetation and debris from gutters.
- 6) Develop a household bush fire/evacuation plan and have available the necessary basic bush firefighting equipment.
- 7) Continually check screens on windows and doors are in good condition without breaks or holes in the flyscreen material, and frames are well fitting into sills and window frames
- 8) Ensure painted surfaces are in good condition with decaying timbers given particular attention to prevent the lodging of embers within the gaps.



## **Hazard Management Area:**

*To be read in conjunction with Bushfire Hazard Management Plan (att 1).*

The *Building Act 2016*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

A Bushfire Hazard management area means the area, between a habitable building or building area and an area of bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

The Hazard Management Area is within the existing boundaries of this allotment, surrounding this building and is required to ensure that potential fuel surrounding the dwelling is minimised. (*Minimal Fuel Condition*) Ensuring there is little or no material available to burn around the dwelling when bushfires approach.

The Hazard Management Area is achieved by:

- Use non-flammable mulch; do not use woodchips or bark especially against buildings
- Maintaining grass at less than 100mm height
- Include non-flammable areas such as paths and driveways
- Locating dams, orchards, vegetable gardens and effluent disposal areas (if possible) on the fire prone side of the building
- Using radiation shields and windbreaks such as non-combustible fences and hedgerows, avoiding highly flammable plants
- Selectively removing small trees and shrubs to create clumps, rather than a continuous wall separated by open areas
- Removing fire hazards such as wood piles rubbish heaps and stored fuels.
- The removal of fallen limbs, sticks and bark litter
- Thinning out understory vegetation to provide fuels to provide horizontal separation between fuels
- Replacing highly flammable plants with low flammable species.
- Active weed management – removing the fuel on the ground, around the base of the tree canopy and to a height of at least 2 metres (prune lower branches)
- Allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted – no vegetation should be able to fall on the building.
- Pruning larger trees to maintain horizontal separation between canopies
- Maintaining vegetation clearance around vehicular access and water supply.

*There is no need to remove all trees as they can be beneficial in trapping embers and reducing wind speeds and may not be involved in a bushfire once the fuels below (understorey) have been modified. Individual trees rarely cause houses to burn in bushfires.*

*A hazard management area has two important roles. It is much easier to defend your home when most flammable material close to your home has been removed. It also aids the protection of occupants and fire fighters who may be defending your home. The inclusion of this defensible space forms part of a consolidated approach, which together with building construction standards, provision of firefighting water supplies and good property access, are designed to make living in bushfire prone areas safer.*



# Fire Resisting Garden Plants

For the Urban Fringe and Rural Areas



Tammy Smith Energy

## Introduction

All vegetation will burn in a bushfire and pose a hazard to people and their homes. However not all vegetation has the same flammability and there is great potential for people living in bushfire prone areas to reduce their fire hazard by changing the plants in their gardens.

## Flammability Groups

In the following list:

**E** denotes an exotic plant.

**TN** a plant native to Tasmania,

**AN** a plant native to mainland Australia and

**X** a known environmental weed.

## High Flammability

These plants have been shown to be highly flammable and should not be planted or allowed to remain inside your dwelling's Hazard Management Area. They should also be avoided in the Fuel Modified Zone. Move these plants away from your house and replace them with less flammable plants.

Acacia dealbata	TN	Silver Wattle
Acacia stricta	TN	Hop Wattle
Acacia verticillata	TN	Prickly Moses
Acer palmatum	E	Japanese Maple
Acmena smithii	AN	Lilly Pilly
Aesculus hippocastanum	E	Common Horse Chestnut
Allocasuarina cunninghamiana	AN	River Sheoak
Angophora floribunda	E	Rough-barked Apple
Bambusa vulgaris	E	Bamboo
Banksia integrifolia	AN	Coast Banksia
Banksia marginate	TN	Honeysuckle
Betula pendula	E	Silver birch
Buddleia davidii	E	Butterfly Bush
Callistemon citrinus	AN	Common Red Bottlebrush
Callitris rhomboidea	TF	Oyster Bay Pine
Cassia javanica	E	Pink Cassia
Chamaecyparis lawsoniana	E	Lawson Cypress
Cinnamomum camphora	E	Camphor Laurel
Citrus limon	E	Lemon
Cortaderia argentea	EX	Pampas Grass
Corymbia maculata	AN	Spotted Gum
Cupressus funebris	E	Morning Cypress
Dodonaea viscosa	TN	Native Hop
Elaeocarpus reticulatus	TN	Blueberry Ash
Eucalyptus amygdalina	TN	Black Peppermint



## Moderate Flammability

These plants should be avoided in the Hazard Management Area. They should not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates

Acacia baileyana	AN X	Cootamundra Wattle
Acacia decurrens	AN	Green Wattle
Acacia mearnsii	TN	Black Wattle
Acacia melanoxylon	TN	Blackwood
Acacia podalyrifolia	AN	Mt. Morgan Wattle
Actinidia chinensis	E	Kiwi Fruit
Araucaria heterophylla	AN	Norfolk Island Pine
Atherosperma moschatum	TN	Sassafras
Bedfordia salicina	TN	Blanket Bush
Beyeria viscosa	TN	Pinkwood
Brachychiton acerifolius	AN	Illawarra Flame Tree
Brachychiton discolor	AN	Lacebark
Brachychiton rupestris	AN	Bottle Tree
Calodendrum capense	E	Cape Chestnut
Canna indica	E	Canna Lily
Cassia floribunda	E	Smooth Cassia
Ceanothus papillosus	E	Pacific Blue
Chaenomeles japonica	E	Flowering Quince
Chrysanthemum indicum	E	Chrysanthemum
Citrus nobilis	E	Mandarin
Coleonema pulchrum	E	Diosma
Cotoneaster glaucophyllus	E X	Cotoneaster
Cucurbita maxima	E	Pumpkin
Cymbopogon citratus	E	Lemon Grass
Cyphomandra betacea	E	Tamarillo
Delonix regia	E	Poinciana
Dicksonia antarctica	T N	Man Fern
Diospyros sp.	E	Persimmon
Eriobotrya japonica	E	Loquat
Escallonia macrantha	E	Escallonia
Euryops pectinatus	E	Yellow Daisy Bush
Genista monspessulana	E X	Montpellier Broom
Koeleruteria paniculata	E	Golden Rain Tree
Lantana varana	E	Lantana
Ligustrum lucidum	E	Large-leaved Privet
Liquidambar styraciflua	E	Liquidambar
Magnolia grandiflora	E	Magnolia
Morus sp.	E	Mulberry
Myoporum insulare	AN	Boobyalla
Nerium oleander	E	Oleander
Olearia argophylla	TN	Musk
Photinia glabra var. rubens	E	Chinese Fire Bush or Red-leaved photinia
Pittosporum bicolor	TN	Cheesewood
Pteridium esculentum	TN	Bracken Fern
Rhododendron sp	E	Rhododendron
Rosa sp	E X	Roses, Briars
Salix babylonica	E	Weeping Willow
Salix chilensis	E	Pencil Willow
Sorbus aucuparia	E	Rowan
Spathodea campanulata	E	African Tulip Tree
Syringa vulgaris	E	Lilac
Weigela florida	E	Fairy Trumpets
Zieria arborescens	TN	Stinkwood





## Low Flammability

These plants are acceptable in the Hazard Management Area and will be valuable replacements for more flammable plants.

Acacia melanoxylon	TN	Blackwood
Acacia terminalis	TN	Southern Wattle
Allocasuarina monilifera	TN	necklace sheoak
Artemisia sp	E	Wormwood or Angels Hair
Amperea xiphoclada	TN	Broom Spurge
Banksia marginate	TN	Silver Banksia
Camellia sp	E	Camellias
Capsicum annum var.	E	Chilli
Carpobrotus rossii	TN	Native Pigface
Correa blackhouseana	TN	Coast correa
Coprosma hirtella	TN	Coffee berry
Daviesia latifolia	TN	Hop bitter-pea
Diplarrena moraea	TN	White Flag Iris
Gazania hybrid	E	Treasure Flower
Goodenia ovata	TN	Parrots foot
Goodia lotifolia	TN	Smooth goldtip
Grevillea Australis	TN	Southern grevillea
Hakea nodosa	TN	Yellow needlebush
Hebe speciosa	E	Veronica
Hemerocallis aurantiaca	E	Day Lilly
Hydrangea macrophylla	E	Hydrangea
Hymenocallis littoralis	E	Spider Lily or Spider Flower
Hymenosporum flavum	AN	Native Frangipanni
Kennedia prostrata	TN	Running postman
Lomandra longifolia	TN	Sagg
Lomatia tinctoria	TN	Guitar Plant
Lampranthus aurantiacus	E	Pigface or Iceplant
Lavendula angustifolia	E	English Lavender
Myoporum parvifolium	TN	Creeping boobialla
Micrantheum hexandrum	TN	River tridentbush
Notelaea ligustrina	TN	Native Olive
Oxylobium ellipticum	TN	Golden rosemary
Perlargonium austral	TN	Southern storksbill
Passiflora herbertiana	AN	Native Passionfruit
Pelargonium peltatum	E	Geranium
Platylobium obtusangulum	TN	Common flat-pea
Pomaderris apetala	TN	Dogwood
Pomaderris elliptica	TN	Yellow dogwood
Prunus sp	E	Plum
Solanum melongera	E	Eggplant
Veronica formosa	TN	Speedwell bush





## Why Plant Flammability is Important?

During a bushfire, the type and arrangement of vegetation is critically important for the survival of your house. The fuel for bushfires is the main danger factor that people can control. Hazard reduction activities such as clearing and fuel reduction burning, aim to lower the vegetation hazard to a safe level. Because some plants have a higher resistance to burning than others, we can use low flammability plants for added protection in addition to normal maintenance and hazard reduction activities. The influence of plant shape is a lot more subjective; low growing plants and ground covers are better than shrubs; plants with dense foliage are better than those with open airy crowns; plants which don't retain dead material are better than those which hold up lots of fuel.

Fire retardant plants can absorb more of the heat of an approaching bushfire without burning (than the more flammable plants). They can trap burning embers and sparks, and reduce wind speeds near your house if correctly positioned and, maintained.

When choosing fire retardant plants other attributes should be taken into consideration such as their aesthetic appeal, growth rate, resistance to drought and frost, and possibly their ability to regenerate following fire.

**Environmental Weeds;** some plants are not wanted in the bush even if they are valued in the garden. Unfortunately there are many ornamental plants which can multiply when they get into the bush they choke out our natives, like blackberries, or become a fire hazard like gorse. Known environmental weeds should be avoided, these are noted on the plant flammability List.

Replacement planting with low flammability plants is not sufficient protection on its own. People living on the urban fringe and in rural areas need to be aware of the risk of bushfires and prepare themselves and their homes for when the fire comes.

For fire safety advice and other information contact Tasmanian Fire Service



**Latrobe Council**  
Planning Exhibition Documents

Planning Administration

Date Advertised: 15-02-2020 Ref. Number: DA 22-2020

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#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO
177539	14
EDITION	DATE OF ISSUE
1	27-Aug-2019

SEARCH DATE : 11-Dec-2019

SEARCH TIME : 02.32 PM

#### DESCRIPTION OF LAND

Parish of HARFORD Land District of DEVON  
 Lot 14 on Sealed Plan 177539  
 Derivation : Part of Lot 25615, 299A-2R-36P Gtd to Alexander Brown  
 Prior CT 175984/50

#### SCHEDULE 1

C906665 TRANSFER to STANLEY JOHN ELPHINSTONE and DIANNE ELPHINSTONE Registered 08-Jan-2010 at noon

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP177539 FENCING PROVISION in Schedule of Easements  
 SP172478, SP174673 & SP175984 FENCING PROVISION in Schedule of Easements  
 SP 21090 FENCING COVENANT in Schedule of Easements

#### UNREGISTERED DEALINGS AND NOTATIONS

M794321 PRIORITY NOTICE reserving priority for 60 days  
 TRANSFER STANLEY JOHN ELPHINSTONE and DIANNE ELPHINSTONE to JESS KLAAS KELLER and KIMBERLEY JANE TRUMAN Lodged by G WOODHOUSE CONVEYAN on 15-Nov-2019  
 BP: M794321

M794316 TRANSFER to JESS KLAAS KELLER and KIMBERLEY JANE TRUMAN Lodged by E L CONVEYANCING on 05-Dec-2019  
 BP: M794316

# FOLIO PLAN RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

<p>OWNER: STANLEY JOHN ELPHINSTONE DIANNE ELPHINSTONE</p> <p>FOLIO REFERENCE: F/R 175984-50</p> <p>GRANTEE: PART OF LOT 25615, 299a.2r.36p GTD TO ALEXANDER BROWN</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR: PAUL HODGETTS of MICHELL HODGETTS SURVEYORS Po.Box 712 DEVONPORT, 7310</p> <p>LOCATION: LAND DISTRICT OF DEVON PARISH OF HARFORD</p> <p>SCALE 1:4000 LENGTHS IN METRES</p>	<p><b>REGISTERED NUMBER</b> <b>SP177539</b></p> <p>APPROVED EFFECTIVE FROM 27 AUG 2019</p> <p>Deputy Recorder of Titles</p>
<p>LOT 50 IS COMPILED FROM F/R.175984-50 &amp; THIS SURVEY</p> <p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>		
<p>Paul Hodgett 28/06/2019 Registered Land Surveyor Date</p> <p>AMONG 29/7/19 Council Delegate Date</p>		

# FOLIO PLAN RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Latrobe Council  
Planning Exhibition Documents

Planning Administration

Date Advertised: 15-02-2020 Ref. Number: DA 22-2020

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