

This planning application is open for  
public comment until  
20 October 2025

Reference no	<b>PLN-25-0184</b>
Site	<b>31 TORLESSE STREET CAMPBELL TOWN</b>
Proposed Development	<b>Dwelling/Shed (C2.0 Parking and Sustainable Transport Code)</b>
Zone	<b>8.0 General Residential</b>
Use class	<b>Residential</b>

Written representations may be made during this time to the General Manager;  
mailed to PO Box 156, Longford, Tasmania 7301,  
delivered to Council offices or  
a pdf letter emailed to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

(no special form required)



# PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE  
(E.g. Residential houses, sheds, carports, retaining  
walls, visitor accommodation, commercial  
development, signage etc.)

Office Use Only:

**Exhibited**

## The Proposal

### Description of proposal:

New Dwelling as per plans

Driveway construction material:

## The Land

Site address:

Compacted road base material

Title reference:

C/T: 184347/5

Existing buildings on site:

N/A

Existing use of site:

Residential lot

**Applicant justification of any variation/discretion to the  
*Tasmanian Planning Scheme – Northern Midlands***

<p>OWNER VINCENT ARTHUR BUTLER SHEILA PATRICIA OAKLEY, CAMERON KEITH OAKLEY PETER ANDREW JONES, CALLIE MAREE STUBBS FOLIO REFERENCE CT108667-77</p> <p>GRANTEE WHOLE OF LOT 17, 4-0-0, SEGN AH, BARTHOLOMEW SHEA</p>		<p>NEW PLAN OF SURVEY BY SURVEYOR A. S. HAMILTON</p> <p>LOCATION TOWN OF CAMPBELL TOWN</p> <p>SCALE 1: 1000 LENGTHS IN METRES</p>		<p>Registered Number <b>SP 184347</b></p> <p>APPROVED EFFECTIVE FROM 20 JAN 2023 <i>[Signature]</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. 123	LAST UPI No.	LAST PLAN D108667	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

SEE PLAN RELATED DOCUMENTS

COUNCIL DELEGATE	DATE
------------------	------

29 August 2025

Reference No. GL25510Ab

The Shed Company  
5 Legana Park Drive  
LEGANA TAS 7277

Attention: Mr.Ray Heald

Dear Sir

**RE: Site Classification & On-site Wastewater Disposal Assessment and Design  
31 Torlesse Street, Campbell Town**

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

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

For and on behalf of

**Geoton Pty Ltd**



**Tony Barriera**

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	29/08/2025	B AL-Sinayyid	S Shahandeh	Original



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

### 1 INTRODUCTION

A limited scope investigation has been conducted for The Shed Company at the site of a proposed residential development at 31 Torlesse Street, Campbell Town.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- Review the topographical setting and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”; and
- The suitability of the site for disposal of domestic wastewater and the design of an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management”.

Plans of the proposed development were provided, prepared by Creek to Coast Designs, job no 7231, sheet no.s 1 to 7, Revision 3, dated 11.08.2025. We understand that the proposed development will comprise a two-bedroom dwelling to be located in the southwestern portion of the site. It is understood that client's preference is to have the wastewater irrigation field to the north of the proposed dwelling.

### 2 FIELD INVESTIGATION

The field investigation was conducted on 19 August 2025 and involved the drilling of 7 boreholes by hand auger to the auger refusal depths of 0.2m to 0.25m.

Insitu Dynamic Cone Penetrometer tests were conducted at the site.

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

The logs of the boreholes are included in Appendix A and their locations are shown in Drawing 1 and 2 attached.

### 3 SITE CONDITIONS

The site is currently vacant, with the ground surface having a very gentle fall of 1° to 2° towards the northeast and scattered outcropping rocks. Site vegetation comprises a low cover of grass and trees along the northern and eastern boundaries.

The MRT Digital Geological Atlas, 1: 250,000 Series, indicates that the site is mapped as Cretaceous – Neogene period basalt, with this being generally confirmed by our field investigation.

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



**Plate 1: View of the site looking to the southwest 19/08/2025**

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

The investigation indicated that the soil profile is relatively uniform across the site. The Boreholes BH1 to BH7 encountered clayey silt topsoil to the refusal depths of 0.2m to 0.25m.

Auger refusal within all boreholes was inferred to be on highly weathered basalt bedrock.

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

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 A (AS 2870)**

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

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

### 5 FOUNDATIONS

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

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

**BEDROCK (BASALT) – highly weathered or better,  
encountered 0.25m from the existing ground surface**

An allowable bearing pressure of **250kPa** is available for edge beams, strips, pads and bored piers founded as above.

Where the footings are founded on rock and deeper weathered zones are encountered, the clay should be removed and replaced with fine crushed rock or lean-mix concrete to ensure the lightly reinforced footings do not span an appreciable distance between rock outcrops.

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

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

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

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

### 6 WIND CLASSIFICATION

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

**WIND CLASSIFICATION N2 (AS 4055)**

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	NS	T0

**7 EFFLUENT DISPOSAL**

The AS/NZS 1547:2012 and *Building Act 2016*: Director's Guidelines for On-site Wastewater Management Systems provide guidelines for typical wastewater flow allowances under a range of circumstances. The documents recommend a typical wastewater flow of 150L/person/day for households on reticulated water supply. As the proposed development is to be a two-bedroom dwelling, a population equivalent of 4 persons and a wastewater design flow rate of **600L/day** have been adopted.

**7.1 Permeability of Soil and Soil Category**

The soil has been classified as follows:

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

For weakly structured Category 5 soils the indicative permeability ( $K_{sat}$ ) from AS/NZS1547 Table 5.1 is <0.06m/day.

- Adopted Permeability – 0.06m/day.

**7.2 Disposal and Treatment Method**

**Due to the soils being assessed as shallow Category 5 soils that have a very low permeability and shallow depth to bedrock, the site is not suitable for a conventional trench or bed system.**

As such, the site is considered suitable for the disposal of domestic wastewater by way of a Secondary Treatment System (STS) and sub-surface (near surface) irrigation mounded above the natural ground surface by 300mm.

**7.3 Tank Installation**

Care must be taken when installing the STS unit. "AS/NZS 1546.1:2008 Section 3.2.2 – Anchorage," provides guidance on the installation of in-ground tanks, and the specific STS unit manufacturer's installation instructions should be adhered to.

**7.4 Design Irrigation Rate**

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

### 7.5 STS and Sub-Surface Irrigation

The disposal area is calculated using the following equation:

$$A = Q / DIR,$$

where A is area in m<sup>2</sup>;

Q is design daily flow in L/day; and

DIR is design irrigation rate in mm/day.

As the DIR has been set at 3mm/day and the Q at 600L/day, the area required for the effluent disposal field is **200m<sup>2</sup>** as per the equation above.

There is adequate area for effluent disposal on site.

A reserve (back-up) area of 200m<sup>2</sup> is available if required.

The sub-surface irrigation is to be constructed as per the cross sections detailed in Drawing 3 attached. The design details for the irrigation area are as follows:

- **To satisfy the required setbacks from bedrock the irrigation field shall be built up by the importation of 300mm of good quality topsoil or use insitu topsoil;**
- The irrigation lines are generally installed at a depth of 150mm into a minimum depth of 300mm of good quality topsoil. We consider the topsoil encountered as suitable for sub-surface irrigation;
- The irrigation lines are required to have a typical line spacing of 1m; and
- The irrigation area is not to be located through any poorly drained depressions. As such, minor filling/mounding of the irrigation area may be required to ensure there is no localised saturated area.

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

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

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

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

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

### 7.6 Setbacks

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

- 19.0m from downslope sensitive features such as watercourses;
- 1.5m from upslope and cross-slope property boundaries;
- 3.5m from downslope property boundaries;
- 3.0m from upslope and cross-slope buildings;
- 3.5m from downslope buildings; and
- 0.5m vertically from a limiting layer (bedrock).

The closest groundwater bore as mapped on the LIST is 155m from the disposal field/site.

### 7.7 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.

### References:

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

Standards Australia Limited. (2011). *AS 2870: Residential Slabs and Footings Construction*. Sydney: SAI Global Limited.

Standards Australia Limited. (2012). *AS/NZS 1547 On-site Domestic Wastewater Management*. Sydney: SAI Global Limited.

Standards Australia Limited. (2017). *AS 1726: Geotechnical Site Investigation*. Sydney: SAI Global Limited.

Standards Australia Limited. (2021). *AS 4055: Wind Loads for Housing*. Sydney: SAI Global Limited.

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

### **Attachments:**

Limitations of report

Drawing 1 - Locality Plan

Drawing 2 – Site Plan

Drawing 3 – Mounded Subsurface Irrigation Section

Drawing WW-01 – Typical Cut-off Drain Section

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: List of STS Example Plants

Appendix C: Certificate Forms





## 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.



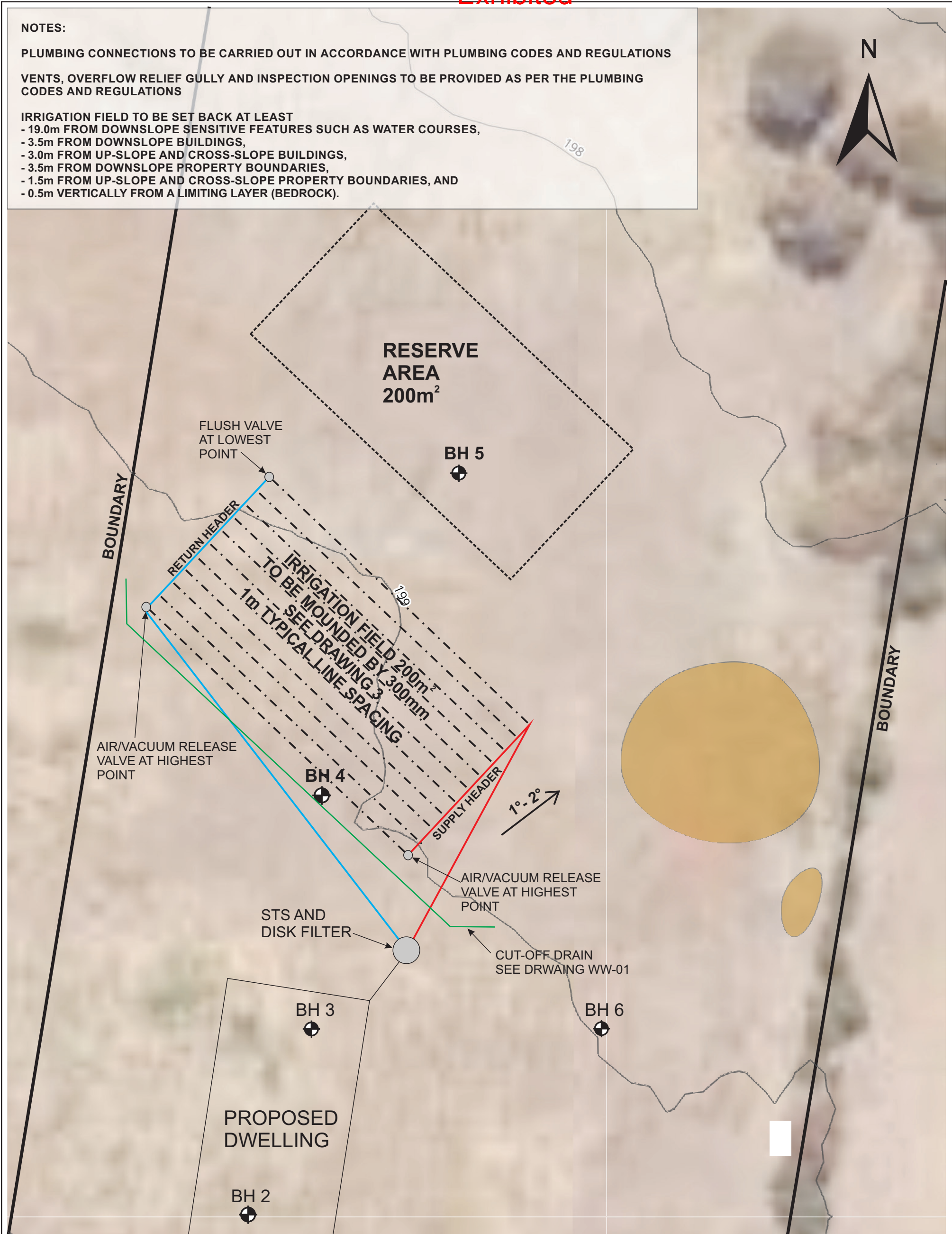


Legend

- BH 1  
Approximate Borehole Location
- 5°  
Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)
- Rock Outcrop


				Client: THE SHED COMPANY	
				Project: 31 TORLESSE STREET CAMPBELL TOWN	
Date	29/08/2025	Drawn	BA	Title: LOCALITY PLAN	
Scale	As Shown	Approved	TB		
Original size	A3	Rev		Project no: GL25510A	Drawing no. 1



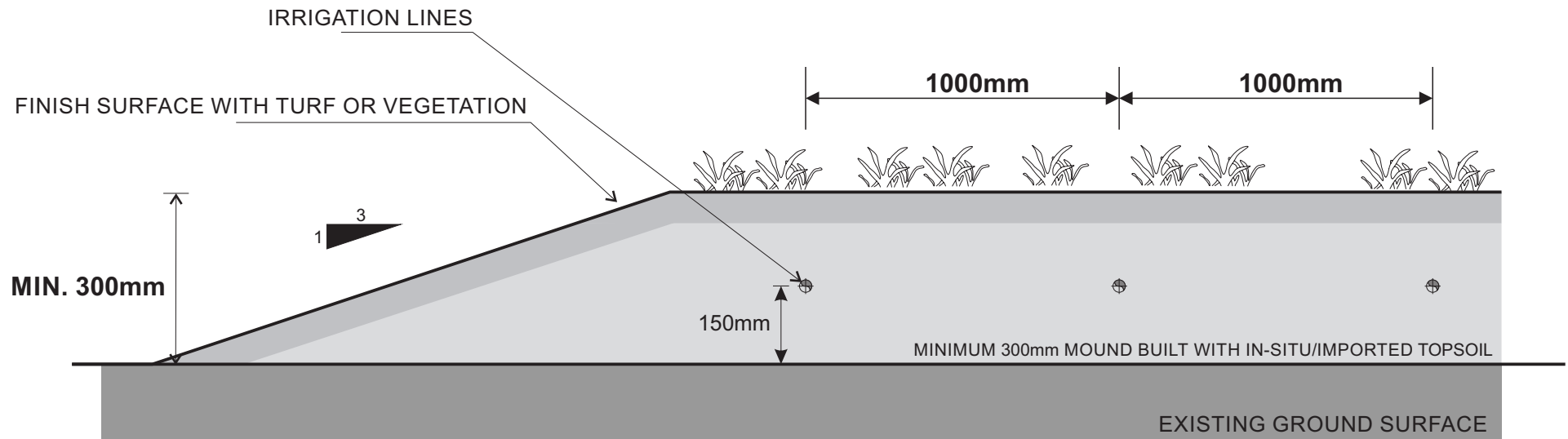


Legend

- BH 1  
Approximate Borehole Location
- 5°  
Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)
- Rock Outcrop

				Client: THE SHED COMPANY	
				Project: 31 TORLESSE STREET CAMPBELL TOWN	
Date	29/08/2025	Drawn	BA	Title: SITE PLAN	
Scale	As Shown	Approved	TB		
Original size	A3	Rev		Project no: GL25510A	Drawing no. 2

Exhibited

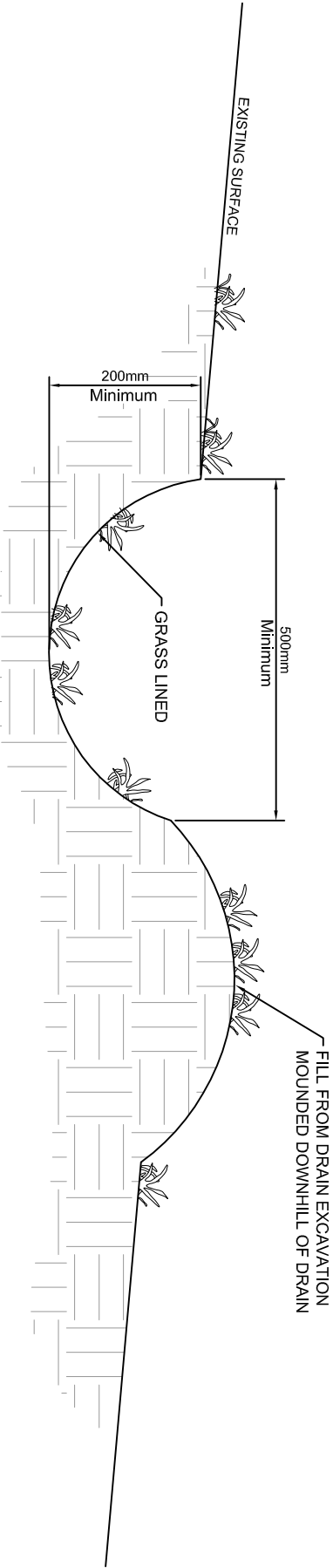


**MOUNDED SUBSURFACE IRRIGATION**  
**TYPICAL SECTION**

1 : 10 @ A4

<b>GEO TON</b> Pty Ltd				client:	THE SHED COMPANY	
				project:	31 TORLESSE STREET CAMPBELL TOWN	
date	29/08/2025	drawn	BA	title:	MOUNDED SUBSURFACE DRIP IRRIGATION	
scale	1 : 10	approved	TB			
original size	A4	rev		project no:	GL25510A	drawing no. 3

Exhibited



TYPICAL CUT-OFF DRAIN SECTION

SCALE 1:10



SCALE

DRAWING:	WW-01
DATE:	06/01/25
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA

Exhibited

## Appendix A

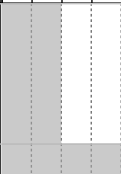
**Borehole Logs**

Client : The Shed Company  
Project : Site Classification and On-site Wastewater Disposal  
Location : 31 Torlesse St, Campbell Town

Easting : 541053.93  
Northing : 5356574.27  
Inclination : N/A  
Azimuth :  
Sheet : 1 OF 1  
Job No : GL25510A  
Logged : BA  
Logged Date : 19/08/2025  
Drill Rig :

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP							
HA				2			ML	TOPSOIL-Clayey SILT-low plasticity, red brown, root fibres	M	St	
				3							
				R			ML	becoming pale grey,	D	St	
								BH1 Refusal at 0.25 m (Borehole BH1 refusal @ 0.25m on inferred highly weathered basalt)			

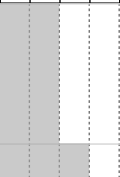

Client : The Shed Company Project : Site Classification and On-site Wastewater Disposal Location : 31 Torlesse St, Campbell Town	Easting : 541053.93 Northing : 5356574.27 Inclination : N/A Azimuth : Sheet : 1 OF 1 Job No : GL25510A Logged : BA Logged Date : 19/08/2025 Drill Rig :
--	---

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP							
HA				2			ML	TOPSOIL-Clayey SILT-low plasticity, red brown, root fibres	M	St	
				3							
				R			ML	becoming pale grey,	D	St	
								BH2 Refusal at 0.25 m (Borehole BH2 refusal @ 0.25m on inferred highly weathered basalt)			

Client : The Shed Company  
Project : Site Classification and On-site Wastewater Disposal  
Location : 31 Torlesse St, Campbell Town

Easting : 541053.93  
Northing : 5356574.27  
Inclination : N/A  
Azimuth :

Sheet : 1 OF 1  
Job No : GL25510A  
Logged : BA  
Logged Date : 19/08/2025  
Drill Rig :

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA							ML	TOPSOIL-Clayey SILT-low plasticity, red brown, root fibres	M	St	
							ML	becoming pale grey,	D	St	
								BH3 Refusal at 0.25 m (Borehole BH3 refusal @ 0.25m on inferred highly weathered basalt)			



Client : The Shed Company  
Project : Site Classification and On-site Wastewater Disposal  
Location : 31 Torlesse St, Campbell Town

Easting : 541053.93  
Northing : 5356574.27  
Inclination : N/A  
Azimuth :


Sheet : 1 OF 1  
Job No : GL25510A  
Logged : BA  
Logged Date : 19/08/2025  
Drill Rig :

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP							
HA				1			ML	TOPSOIL-Clayey SILT-low plasticity, red brown, root fibres	M	St	
				2							
				R			ML	becoming pale grey,	D	St	
								BH4 Refusal at 0.25 m (Borehole BH4 refusal @ 0.25m on inferred highly weathered basalt)			

Client : The Shed Company  
Project : Site Classification and On-site Wastewater Disposal  
Location : 31 Torlesse St, Campbell Town

Easting : 541053.93  
Northing : 5356574.27  
Inclination : N/A  
Azimuth :

Sheet : 1 OF 1  
Job No : GL25510A  
Logged : BA  
Logged Date : 19/08/2025  
Drill Rig :

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA							ML	TOPSOIL-Clayey SILT-low plasticity, red brown, root fibres	M	St	
							ML	becoming pale grey,	D	St	
								BH5 Refusal at 0.2 m (Borehole BH5 refusal @ 0.2m on inferred highly weathered basalt)			

Client : The Shed Company  
Project : Site Classification and On-site Wastewater Disposal  
Location : 31 Torlesse St, Campbell Town

Easting : 541053.93  
Northing : 5356574.27  
Inclination : N/A  
Azimuth :

Sheet : 1 OF 1  
Job No : GL25510A  
Logged : BA  
Logged Date : 19/08/2025  
Drill Rig :

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				DCP							
HA				2			ML	TOPSOIL-Clayey SILT-low plasticity, red brown, root fibres	M	St	
				3							
				R			ML	becoming pale grey,	D	St	
								BH6 Refusal at 0.25 m (Borehole BH6 refusal @ 0.25m on inferred highly weathered basalt)			

Client : The Shed Company  
Project : Site Classification and On-site Wastewater Disposal  
Location : 31 Torlesse St, Campbell Town

Easting : 541053.93  
Northing : 5356574.27  
Inclination : N/A  
Azimuth :

Sheet : 1 OF 1  
Job No : GL25510A  
Logged : BA  
Logged Date : 19/08/2025  
Drill Rig :

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA							ML	TOPSOIL-Clayey SILT-low plasticity, red brown, root fibres	M	St	
							ML	becoming pale grey,	D	St	
								BH7 Refusal at 0.25 m (Borehole BH7 refusal @ 0.25 on inferred highly weathered basalt)			

## Investigation Log Explanation Sheet

### METHOD – BOREHOLE

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

\* Bit shown by suffix e.g. ADT

### METHOD – EXCAVATION

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

### SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

### PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

### WATER

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

### NOTES, SAMPLES, TESTS

TERM	Description
U <sub>50</sub>	Undisturbed sample 50 mm diameter
U <sub>63</sub>	Undisturbed sample 63 mm diameter
U <sub>81</sub>	Undisturbed sample 81 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	Pressometer
B <sub>s</sub>	Bulk sample
E	Environmental Sample
R	Refusal – Material cannot be penetrated
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

### CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

### MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

### CONSISTENCY/DENSITY INDEX

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

## Soil Description Explanation Sheet (1of 2)

### DEFINITION

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

### CLASSIFICATION SYMBOL AND SOIL NAME

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

### PARTICLE SIZE DEFINITIONS

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

### MOISTURE CONDITION

#### Coarse Grained Soils

**Dry** Non-cohesive and free running.

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

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

#### Fine Grained Soils

**Moist, dry of Plastic Limited –  $w < PL$**

Hard and friable or powdery.

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

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

#### TRANSPORTED SOILS

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

## 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	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
			DRY STRENGTH	DILATANCY	TOUGHNESS		
		SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
			Medium to High	None to Slow	Medium	CL, CI	CLAY
			Low to Medium	Slow	Low	OL	ORGANIC SILT
		SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
			High to Very High	None	High	CH	CLAY
			Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
		Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT
		● LL – Liquid Limit.					

• 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.	

Exhibited

## Appendix B

**STS Example Plants**



**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.

Exhibited

### **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 xiphioclada**

Upright or arching stems. Attractive foliage sculptural 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**

*Tassel Sedge*

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

### **Carex tasmanica**

*Curley Sedge*

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

### **Dianella tasmanica**

*Flax Lily*

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

### **Ficinea nodosa (syn isolepis nodosa)**

*Knobby club rush*

Dense tufted native rush with stiff stems. Rounded brown flower knobs in summer. Suit damp or moist sandy soil. 60cm X 1m wide.

**Exhibited**

### **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 leafed plants. Use it next to ponds or as a boarder plant. Flowers in spring, bearing clusters of cream, strongly perfumed flowers - great for use in flora arrangements. A very adaptable plant that will grow well in a range of soils but does best in a moist position.

### **Mazus pumilio**

*Mauve carpet*

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

### **Melaleuca squamea**

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

### **Poa labillardieri**

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

### **Polystichum proliferum**

*Mother Shield Fern*

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

### **Polystichum proliferum**

*Mother Shield Fern*

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

### **Pratia pedunculata**

*Blue pratia, Common pratia, White pratia*

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

### **Pratia pedunculata**

*Blue pratia, Common pratia, White pratia*

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

### **Scaevola hookeri**

*Creeping fan flower, Mat fan flower*

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

**Velleia paradoxa***Spur 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.

**Exhibited****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.

Exhibited

## Appendix C

**Certificate Forms**

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:  Phone No:   
 Address:  Fax No:   
   
 Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

## Details of work:

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

## Certificate details:

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

This certificate is in relation to the above assessable 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. GL25510Ab,  
dated 29/08/2025

Relevant  
calculations:

Refer to report

References:

AS 2870 – 2011 Residential Slabs and Footings Construction  
AS 4055 – 2021 Wind Loads for Housing  
CSIRO Building Technical File 18

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

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

*Scope and/or Limitations*

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

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

Qualified person:

Signed:



Certificate No:

GL25510Ab

Date:

29/08/2025

# 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 checked="" type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input 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 GL25510Ab, dated 29/08/2025**



**Design documents provided:**

The following documents are provided with this Certificate –

*Document description:*

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

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


All design documents are contained within report  
AS/NZS1547:2012 On-site domestic-wastewater management

**Any other relevant documentation:****Attribution as designer:**

I 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:	Tony Barriera		29/08/2025
Licence No:	CC6220P		

<b>Assessment of Certifiable Works: (TasWater)</b>	
--	--

**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.

<b>Certification:</b>	
-----------------------	--

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		29/08/2025

## LOADING CERTIFICATE

To: **The Shed Company** Owner /Agent  
**5 Legana Park Drive** Address  
**Legana Tas** **7277** Suburb/postcode

Certificate Ref:  
AS/NZS 1547:2012  
Section 7.4.2

### Details of work:

Address: **31 Torlesse Street** Lot No: **5**  
**Campbell Town Tas** **7210** Certificate of title No: **184347/5**  
The work related to this certificate: **On-site domestic-wastewater management** (description of the work or part work being certified)

### Certificate details:

In issuing this certificate the following matters are relevant –

Documents: Report GL25510Ab dated 29/08/2025  
Drawing 1 – Locality Plan  
Drawing 2 – Site Plan  
Drawing 3 – Subsurface Mound Section  
Drawing WW-01 – Typical Cut-off Drain Section

Relevant calculations: Contained in the above

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

### Substance of Certificate:

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

#### **Wastewater Characteristics**

Population equivalent used for this assessment = 4 (2 bedroom dwelling)  
Wastewater volume (L/day) used for this assessment = 600 (150 Litres per person)  
Approximate blackwater volume (L/day) = 240  
Approximate greywater volume (L/day) = 360

#### **Soil Characteristics/Design Criteria**

Texture (Table E4 from AS/NZS 1547) = Light Clay  
Soil category (Table E1 from AS/NZS 1547) = 5  
Soil structure (Table E4 from AS/NZS 1547) = Weakly structured  
Indicative permeability (Table 5.1 from AS/NZS 1547) = <0.06m/day  
Adopted permeability = 0.06m/day  
Adopted Design Irrigation Rate = 3mm/day  
Soil thickness for disposal = 0.2m  
Minimum depth (m) to water = >0.25m

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

*Disposal and treatment methods* = Secondary Treatment System (STS) and sub-surface irrigation

*Site modification and specific design* = Importation and mounding of topsoil by 300mm

*Primary disposal area required* = 200m<sup>2</sup>

*Reserve disposal area required* = 200m<sup>2</sup>

*Location and use of Reserve area* = Reserve area located to the north of the proposed irrigation field. Currently vacant.

*Is there sufficient area available on site for disposal (including reserve)* = Yes

## **Notes**

*The purpose of the reserve area is to allow for future extension of the land application system to allow a factor of safety against 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 minimum STS 8 EP system (8 equivalent persons) rated at 1200 litres per day and a wastewater design volume of 600L/day the allowable variation from design flow (peak loading events) would be an additional 600L/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 underloading the system:*

Not applicable to this type of system.

## **Operation Requirements**

Refer to operation manual of preferred aerated wastewater treatment system.

Adverse effects of not operating the system correctly may include:

- (A) Odour; and
- (B) Disease.

## **Maintenance Requirements**


Refer to operation manual of preferred aerated wastewater treatment system.

Adverse effects of not maintaining and monitoring the system correctly may include:

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

Exhibited

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Date:</i>	<i>Certificate No.</i>
Certifier:		29/08/2025	GL25510Ab

GENERAL PROJECT NOTES

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE DO NOT SCALE OFF PLAN

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

ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "CREEK TO COAST DESIGNS" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

REQUIREMENTS OF SCHEDULE 1

DESIGNER : D. Cooper #300139920  
PROJECT ADDRESS : Lot 5 #31 Torlesse Street, Campbell Town, Tasmania 7210  
CLIENT NAME : Michael Zeckomske  
TITLE REF : 184347  
FLOOR AREA : 208m²  
DESIGN WIND SPEED : N2  
SOIL CLASSIFICATION : M  
CLIMATE ZONE : 7  
BAL LEVEL : N/A  
ALPINE AREA : N/A  
CORROSION ENVIRONMENT : N/A  
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:

ARCHITECTURAL DRAWINGS - PAGE 01 - 16  
ENGINEERING DRAWINGS - NO SPECIFICATIONS - NO  
ADDITIONAL PAGES - FORM 35.

Exhibited

LIST OF SHEETS	
NO.	SHEET NAME
1	TITLE SHEET
2	LOCALITY PLAN
3	SITE PLAN
4	FLOOR PLAN
5	ELEVATIONS A & B
6	ELEVATIONS C & D
7	SECTION
8	DETAILS
9	DETAILS - BLOCKING
10	SLAB PLAN
11	ELECTRICAL PLAN
12	FLOOR COVERINGS
13	SEWER PLAN
14	ROOF PLAN
15	PERSPECTIVES
16	BAL NOTES

PROPOSED PROPOSED RESIDENCE  
for  
Michael Zeckomske  
Lot 5 #31 Torlesse Street,  
Campbell Town, Tasmania 7210

REV:	AMENDMENT:	INI:	DATE:
1	Ini. Round 1 Changes	DC	01.07.25
2	Plan Changes	DC	05.08.25
3	Plan Updates	DC	11.08.25
4	Construction Plans	DC	03.09.25
5	Notes Updated	DC	10.09.25



USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

PROPOSED RESIDENCE  
for Michael Zeckomske

Lot 5 #31 Torlesse Street, Campbell Town,  
Tasmania 7210

TITLE SHEET

DATE: 10/09/2025  
CONSTRUCTION  
JOB NUMBER: 7231  
SHEET NUMBER: 1 of 16

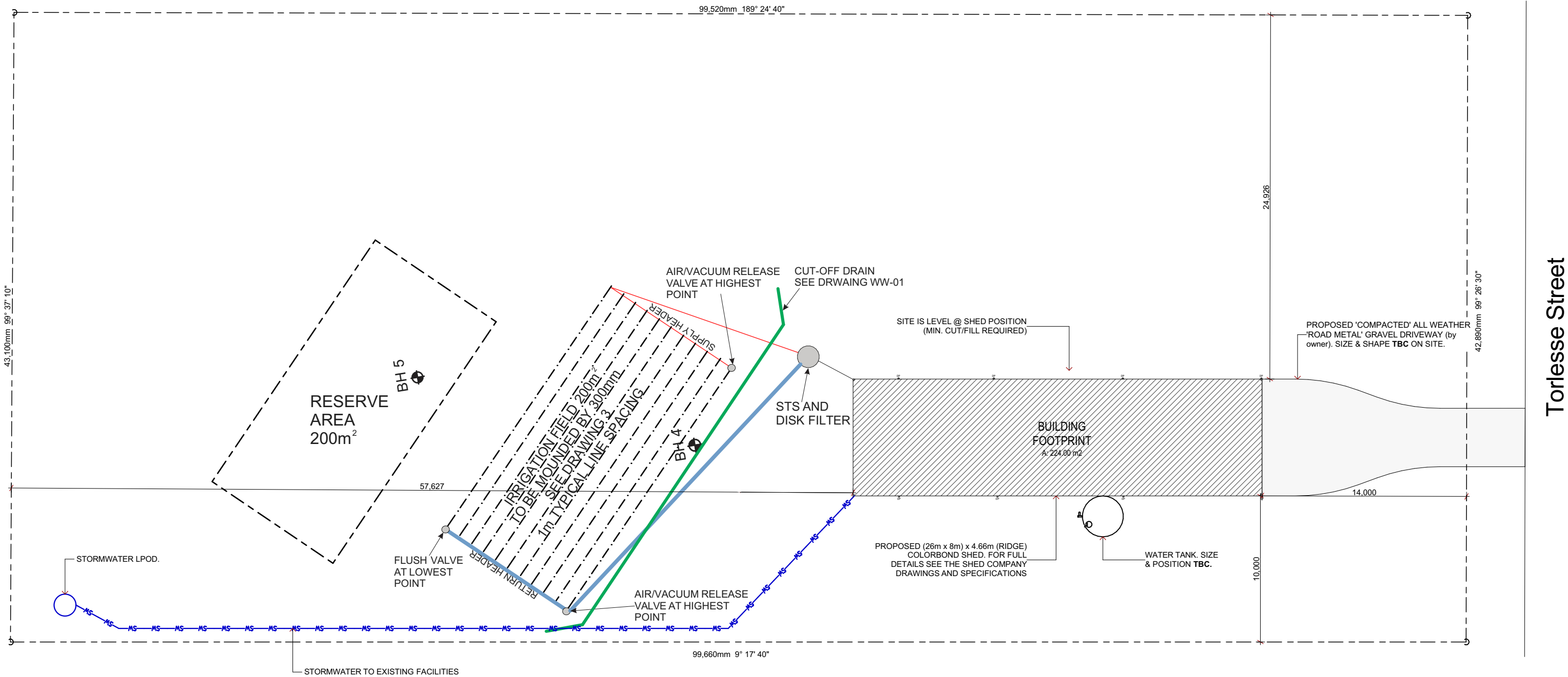
REVISION: 5

LOT NUMBER: 5  
PLAN NO: 184347  
SITE AREA: 4,282m²  
DESIGN BASE : Custom  
LOCAL AUTHORITY: Northern Midlands

NOTE:- These plans are copyright in whole & in part to Creek to Coast Designs & may not be used or reproduced without written permission

NOTE:  
NOT TO SCALE

Exhibited



Torlesse Street

REV: AMENDMENT:

1	Ini. Round 1 Changes
2	Plan Changes
3	Plan Updates
4	Construction Plans
5	Notes Updated

INI:	DATE:
DC	01.07.25
DC	05.08.25
DC	11.08.25
DC	03.09.25
DC	10.09.25



USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

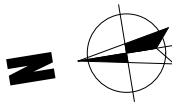
**PROPOSED RESIDENCE  
for Michael Zeckomske**

Lot 5 #31 Torlesse Street, Campbell Town,  
Tasmania 7210

**LOCALITY PLAN**

DATE: 10/09/2025  
**CONSTRUCTION**  
JOB NUMBER: 7231  
SHEET NUMBER: 2 of 16

REVISION: 5



LOT NUMBER:	5
PLAN NO:	184347
SITE AREA:	4,282m <sup>2</sup>
DESIGN BASE :	Custom
LOCAL AUTHORITY:	Northern Midlands

NOTE:- These plans are copyright in whole & in part to Creek to Coast Designs & may not be used or reproduced without written permission



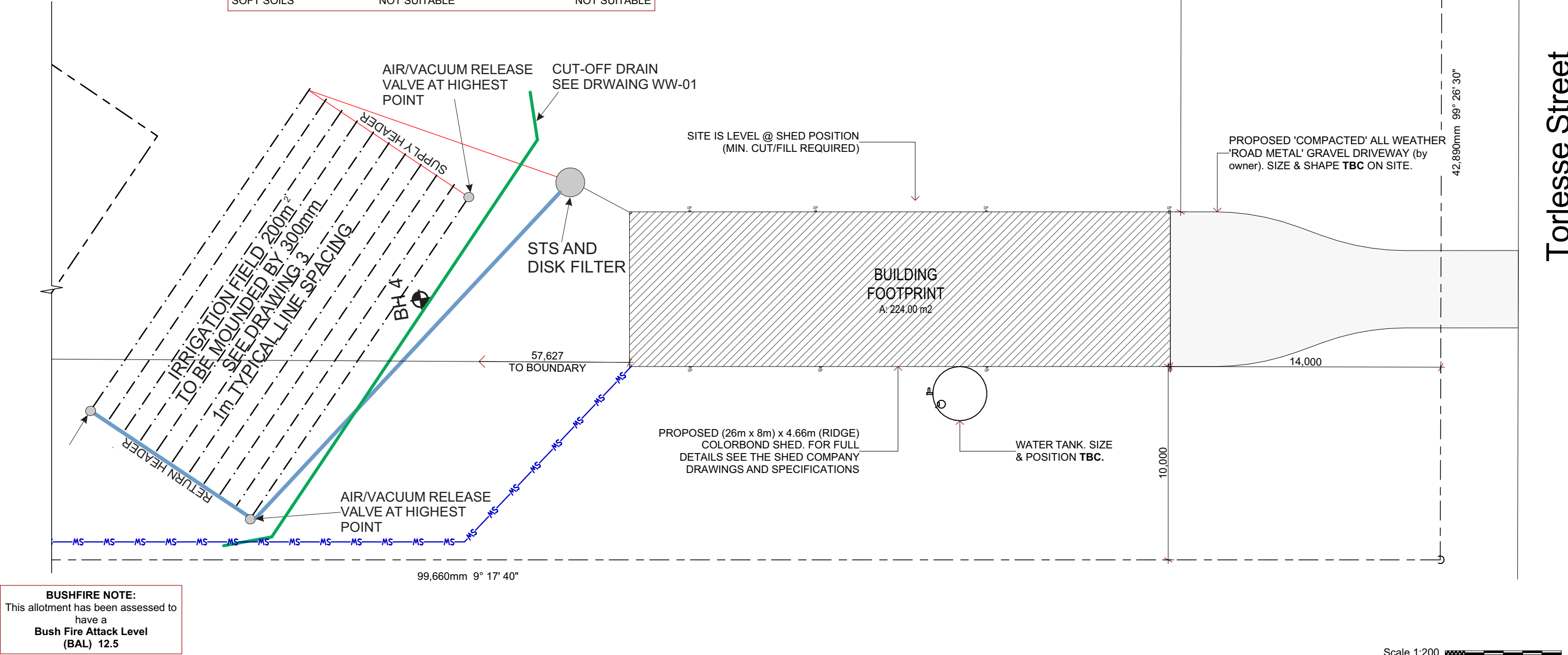
**NOTES**  
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION. ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM CREEK TO COAST DESIGNS.

**SET OUT NOTES**  
THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

**PLUMBING NOTES**  
ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED. ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE". STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

**NOTE:**  
SHED POSITION **TBC**. ON SITE BY BUILDER

NOTE: UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	8:1
(SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



**BUSHFIRE NOTE:**  
This allotment has been assessed to have a **Bush Fire Attack Level (BAL) 12.5**

REV: AMENDMENT:	INI:	DATE:
1 Ini. Round 1 Changes	DC	01.07.25
2 Plan Changes	DC	05.08.25
3 Plan Updates	DC	11.08.25
4 Construction Plans	DC	03.09.25
5 Notes Updated	DC	10.09.25

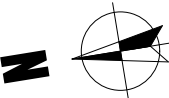


USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

**PROPOSED RESIDENCE**  
**for Michael Zeckomske**  
  
Lot 5 #31 Torlesse Street, Campbell Town,  
Tasmania 7210

**SITE PLAN**  
  
DATE: 10/09/2025  
**CONSTRUCTION**  
JOB NUMBER: 7231  
SHEET NUMBER: 3 of 16

REVISION: 5



LOT NUMBER: 5  
PLAN NO: 184347  
SITE AREA: 4,282m<sup>2</sup>  
DESIGN BASE: Custom  
LOCAL AUTHORITY: Northern Midlands

NOTE:- These plans are copyright in whole & in part to Creek to Coast Designs & may not be used or reproduced without written permission



GENERAL FLOOR PLAN NOTES

SHELVING  
ROBE X 1 SHELF & RAIL UNO  
BROOM X 1 SHELF UNO  
LINEN X 4 SHELF UNO  
STORE X 4 SHELF UNO  
PANTRY X 4 SHELF UNO  
ALL SHELVING 450mm WIDE UNO.  
DENOTES BULKHEAD.

ALL SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH NCC VOL2, PART 9.5 SMOKE ALARMS, H3D6 AND AS3786-2023.SMOKE ALARMS AND STATE & TERRITORY LEGISLATIONS.

WALL SARKING MATERIAL TO COMPLY WITH AS4200.1 AND NCC VOLUME 2 PART 10.8.1 AND H4D9. BE INSTALLED IN ACCORDANCE WITH AS4200.2.

TERMITE PROTECTION TO COMPLY WITH AS3660.1-2014 AND NCC VOL2 H1D3  
**PART A PRE SLAB AND SUB-FLOOR PROTECTION**  
• PVC COLLARS TO ALL SERVICE PENETRATIONS  
**PART B - PERIMETER PROTECTION**  
• 75mm SLAB EDGE EXPOSURE - VERTICAL SLAB EDGE.

ALL MECHANICAL VENTILATION DUCTED TO EXTERNAL IN ACCORDANCE AS1668.2 AND NCC VOLUME 2. H4P5 VENTILATION. RATE NOT LESS THAN 25L/s FOR BATHROOMS AND 50L/s FOR RANGEHOODS.

ALL GLAZING MUST COMPLY WITH AS1288-2021, AS2047-2014 & NCC VOLUME 2 PART'S 8.3 AND 8.4 AND H1D8.

WET AREAS MUST BE WATERPROOFED IN ACCORDANCE WITH AS3740-2021 OR NCC VOLUME 2 PART 3.8.1.2.

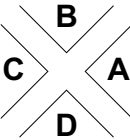
WC DOORS ARE TO BE PROVIDED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOLUME 2 PART 10.4.2.

ADDITIONAL NOGGINGS PROVIDED AT:  
750 mm FOR TOILET ROLL HOLDERS  
1000 mm FOR TOWEL RAILS  
1000 mm FOR TOWEL RINGS.

REFER TO ENGINEERING DRAWINGS FOR STRUCTURAL DESIGN, FOOTING, SLAB, TRUSS, SET DOWNS, TIE DOWN, BRACING, RETAINING WALLS AND ALL STRUCTURAL DETAILS.

ADDITIONAL DUCTS, VOIDS & BULKHEADS MAY BE REQUIRED FOR SERVICES.

ELEVATIONS



REV: AMENDMENT:	INI:	DATE:
1 Ini. Round 1 Changes	DC	01.07.25
2 Plan Changes	DC	05.08.25
3 Plan Updates	DC	11.08.25
4 Construction Plans	DC	03.09.25
5 Notes Updated	DC	10.09.25



USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

PROPOSED RESIDENCE  
for Michael Zeckomske

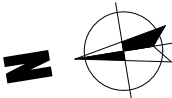
Lot 5 #31 Torlesse Street, Campbell Town,  
Tasmania 7210

FLOOR PLAN

DATE: 10/09/2025  
**CONSTRUCTION**  
JOB NUMBER: 7231  
SHEET NUMBER: 4 of 16

REVISION:

5

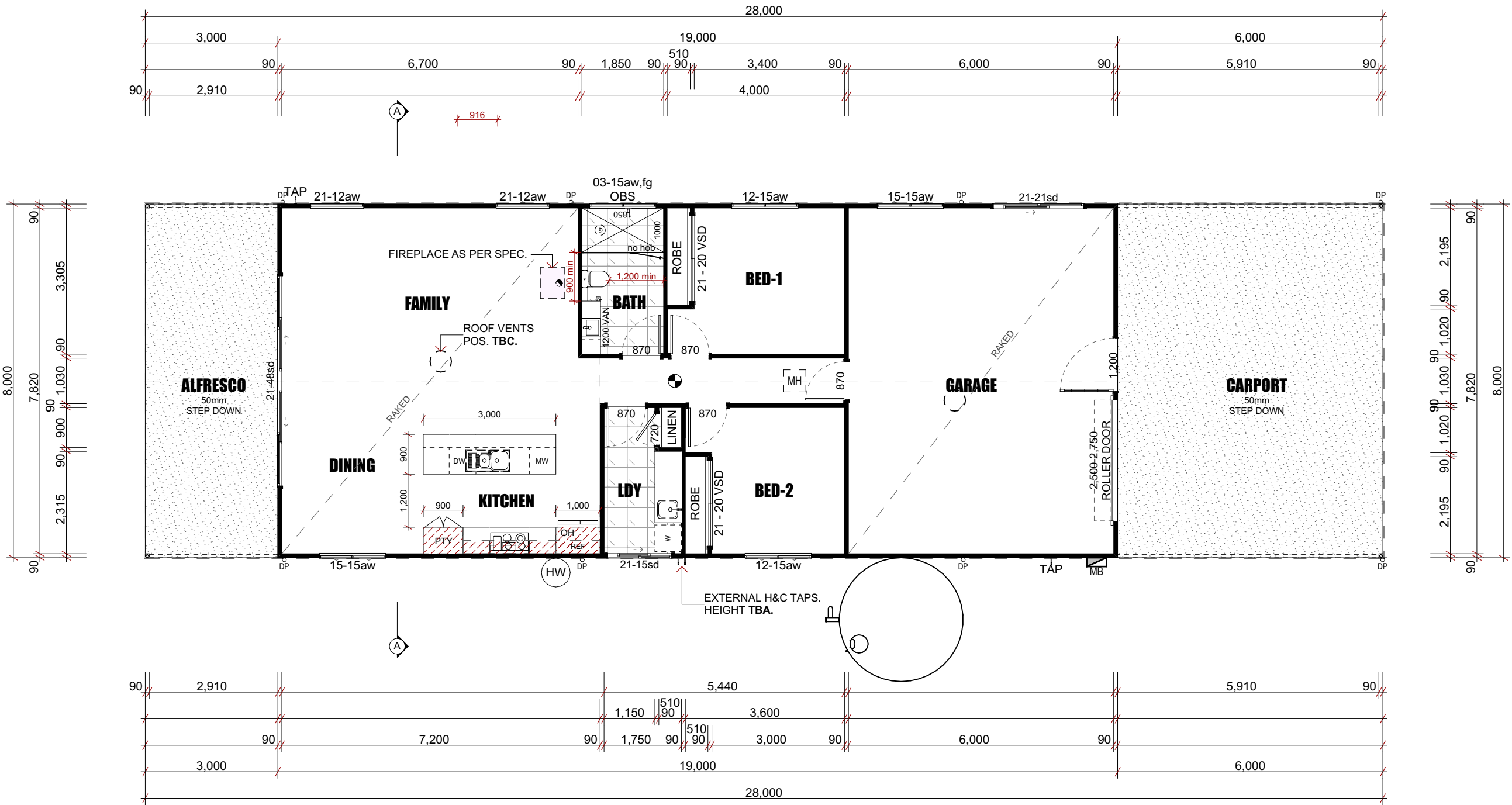


LOT NUMBER: 5  
PLAN NO: 184347  
SITE AREA: 4,282m²  
DESIGN BASE : Custom  
LOCAL AUTHORITY: Northern Midlands

NOTE:- These plans are copyright in whole & in part to Creek to Coast Designs & may not be used or reproduced without written permission

Exhibited

AREA	
LIVING	103.55
GARAGE	48.72
CARPORT	48.00
ALFRESCO	23.73
	224.00 m²
WET AREAS	11.88 m²



**GENERAL ELEVATION NOTES**  
ALL GLASS & GLAZING MUST COMPLY WITH AS1288-2021, AS2047-2014 & NCC VOLUME 2 PART'S 8.3 AND 8.4 AND H1D8. GLASS IN BUILDINGS - SELECTION AND INSTALLATION.

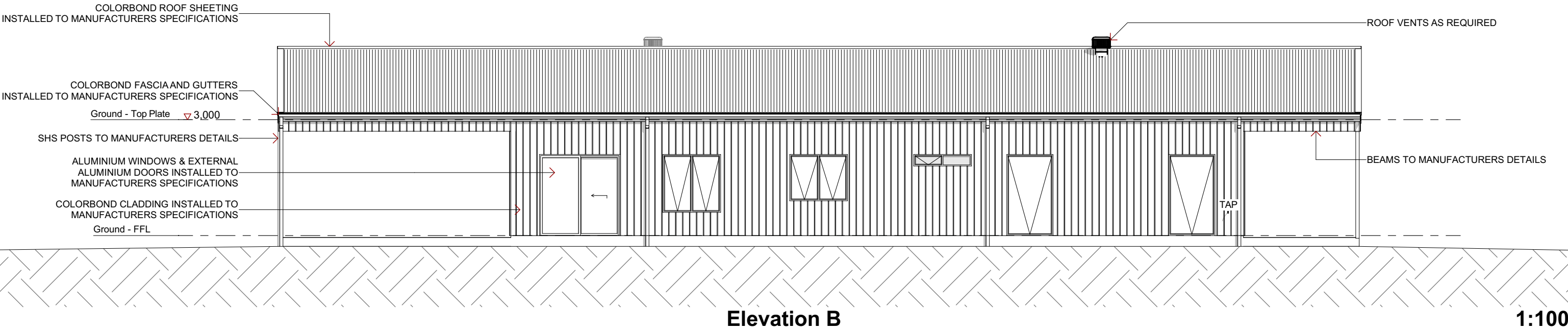
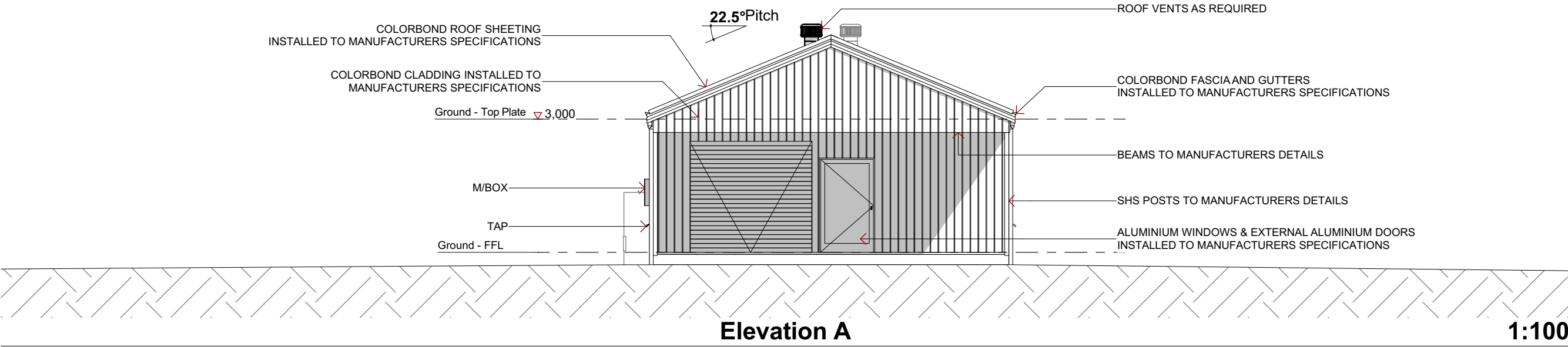
ALL STAIRS TO BE IN ACCORDANCE WITH NCC VOLUME 2, PART 11.2.

BALUSTRADE TO BE MINIMUM 1000MM ABOVE FFL WITH NO OPENINGS GREATER THAN 124MM IN ACCORDANCE WITH NCC VOL2, PART 11.3.

40mm ALLOWANCE TO CEILING HEIGHT FOR CEILING BATTENS & PLASTERBOARD.

WATER RESISTANT CEILING WITH 18x18 PERIMETER BEAD PROVIDED TO EXTERNAL CEILINGS (ALFRESCO & PORCH ONLY, UNO).

Exhibited



REV: AMENDMENT:

- |   |                      |
|---|----------------------|
| 1 | Ini. Round 1 Changes |
| 2 | Plan Changes         |
| 3 | Plan Updates         |
| 4 | Construction Plans   |
| 5 | Notes Updated        |

INI: DATE:

- |    |          |
|----|----------|
| DC | 01.07.25 |
| DC | 05.08.25 |
| DC | 11.08.25 |
| DC | 03.09.25 |
| DC | 10.09.25 |



USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

**PROPOSED RESIDENCE  
for Michael Zeckomske**

Lot 5 #31 Torlesse Street, Campbell Town,  
Tasmania 7210

**ELEVATIONS A & B**

DATE: 10/09/2025

**CONSTRUCTION**

JOB NUMBER: 7231

SHEET NUMBER: 5 of 16

REVISION:

**5**

LOT NUMBER: 5

PLAN NO: 184347

SITE AREA: 4,282m<sup>2</sup>

DESIGN BASE: Custom

LOCAL AUTHORITY: Northern Midlands

NOTE:- These plans are copyright in whole & in part to Creek to Coast Designs & may not be used or reproduced without written permission

**GENERAL ELEVATION NOTES**  
ALL GLASS & GLAZING MUST COMPLY WITH AS1288-2021, AS2047-2014 & NCC VOLUME 2 PART'S 8.3 AND 8.4 AND H1D8. GLASS IN BUILDINGS - SELECTION AND INSTALLATION.

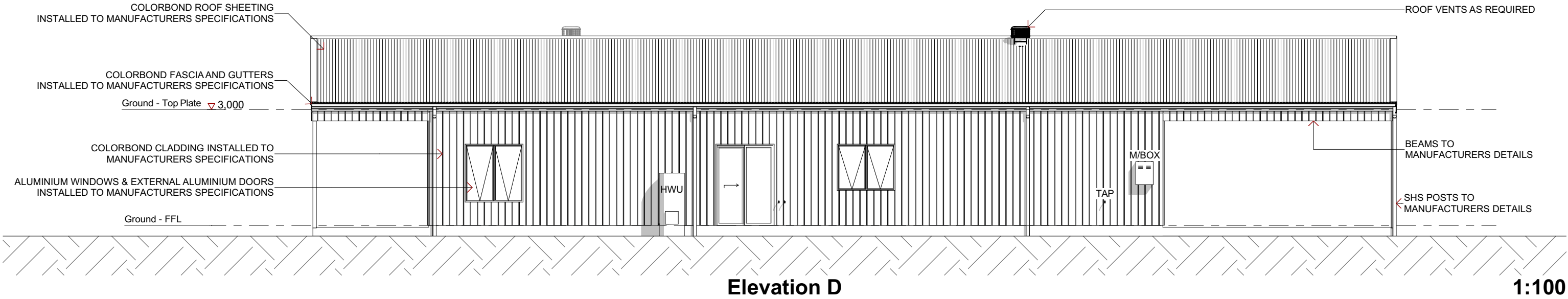
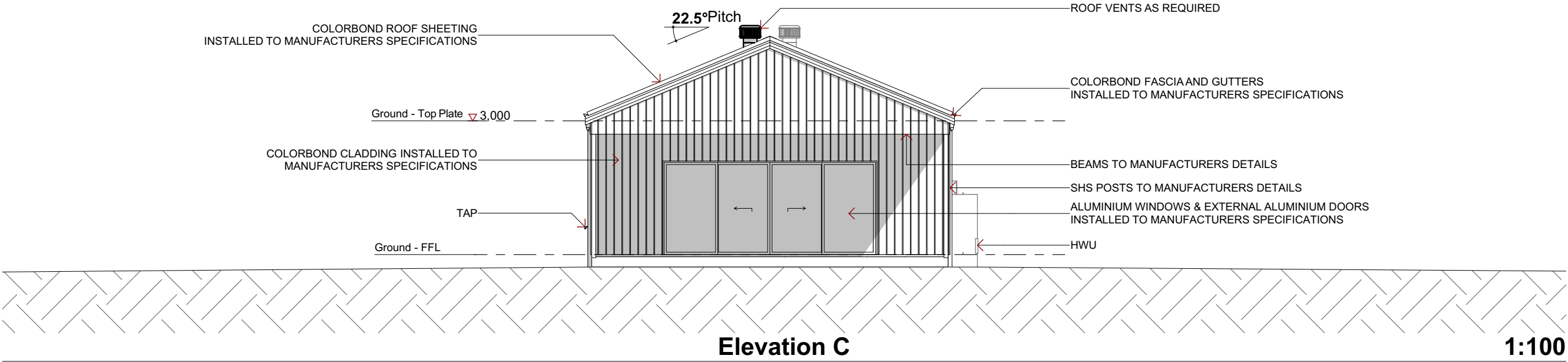
ALL STAIRS TO BE IN ACCORDANCE WITH NCC VOLUME 2, PART 11.2.

BALUSTRADE TO BE MINIMUM 1000MM ABOVE FFL WITH NO OPENINGS GREATER THAN 124MM IN ACCORDANCE WITH NCC VOL2, PART 11.3.

40mm ALLOWANCE TO CEILING HEIGHT FOR CEILING BATTENS & PLASTERBOARD.

WATER RESISTANT CEILING WITH 18x18 PERIMETER BEAD PROVIDED TO EXTERNAL CEILINGS (ALFRESCO & PORCH ONLY, UNO).

Exhibited



REV:	AMENDMENT:
1	Ini. Round 1 Changes
2	Plan Changes
3	Plan Updates
4	Construction Plans
5	Notes Updated

INI:	DATE:
DC	01.07.25
DC	05.08.25
DC	11.08.25
DC	03.09.25
DC	10.09.25



USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

**PROPOSED RESIDENCE  
for Michael Zeckomske**  
**Lot 5 #31 Torlesse Street, Campbell Town,  
Tasmania 7210**

**ELEVATIONS C & D**  
DATE: 10/09/2025  
**CONSTRUCTION**  
JOB NUMBER: 7231  
SHEET NUMBER: 6 of 16  
REVISION: 5

LOT NUMBER: 5  
PLAN NO: 184347  
SITE AREA: 4,282m<sup>2</sup>  
DESIGN BASE : Custom  
LOCAL AUTHORITY: Northern Midlands  
NOTE:- These plans are copyright in whole & in part to Creek to Coast Designs & may not be used or reproduced without written permission

\* Refer to general notes for possible additional thermal efficiency requirements.

Exhibited



Purchaser Name: Mchael Zeckomske

Site Location: 31 Torlesse St Campbell Town TAS 7210 Australia

Drawing # RAYHEAL2503018-9

Print Date: 20/06/2025

**Layout**  
Not to Scale  
© Copyright Steelx IP Pty Ltd

Seller: The Shed Company Launceston  
Name: Raymond Heald  
Phone: 03 9002 4272  
Fax  
Email: rayheald@theshedcompany.com.au