

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number	PA2025333
Assess No:	A8732
PID No:	6098563

Applicant Name:	Woolcott Land Services					
Applicant Contact Name						
Postal Address:						
Contact Phone:	Home		Work		Mobile	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Woolcott Land Services

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title) **WILLIAM JOHN WRIGHT**
SUSAN KELLY WRIGHT

Location / Address: 173 AULD KIRK RD DEVIOT TAS 7275

Title Reference: 63403/4

Zone(s): LDRZ

Existing Development/Use: Residential – single dwelling with outbuildings

Existing Developed Area:

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐

NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐

Description of Use:

Development Type:

Building work: ☐ Demolition: ☐ Subdivision: ☒ Other: ☐

Description of development:

New or Additional Area:

Estimated construction cost of the proposed development:

NA

Building Materials:

Wall Type:

Colour:

Roof Type:

Colour:

Application Number: «Application Number»

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION

☐ N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :	1	Number of Lots (proposed) :	2
Description:	See proposal plan		
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Owner_Name		
Name (print)	Signed	Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,

(if not the owner)

Woolcott Land Services		13 October 2025
Name (print)	Signed	Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent (if required)			
	Name (print)	Signed	Date

Chief Executive Officer (if required)			
	Name (print)	Signed	Date

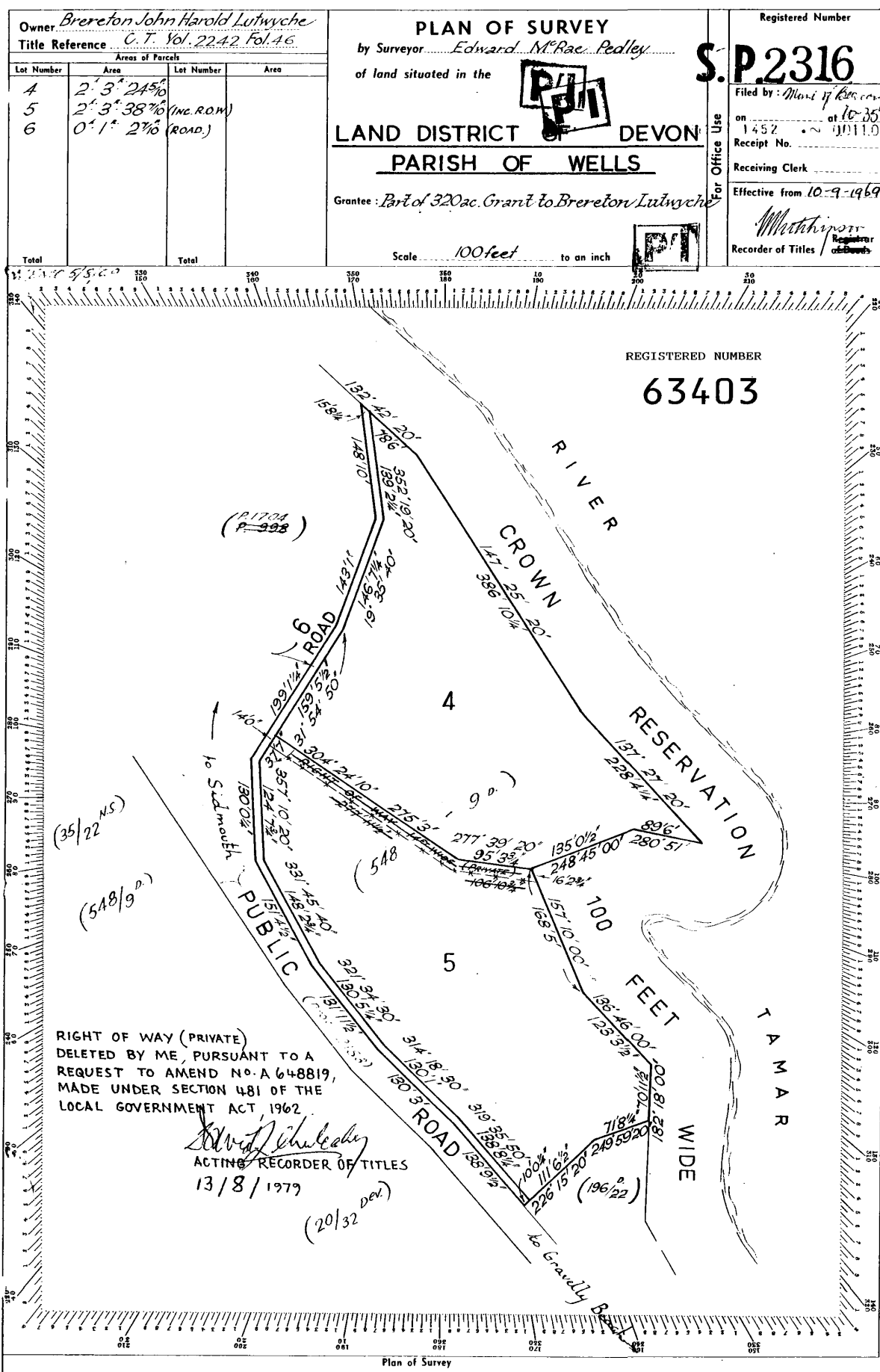
If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

--

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	Signed	Date





7

SCHEDULE OF EASEMENTS

PLAN NO.

S.P2316

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

COVENANTS

The Owner of each Lot shown on the plan covenants with Brereton John Harold Lutwyche that the Vendor (the said Brereton John Harold Lutwyche) shall not be required to fence.

EASEMENTS

~~Lot 5 is subject to a Right of Way as appurtenant to the land comprised and described in Certificate of Title registered Volume 795 Folio 22 OVER THE RIGHT OF WAY TRINGING INLET WIDE SHOWN HEREON.~~

SIGNED by Brereton John Harold)
Lutwyche the registered -----)
proprietor of land comprised --)
and described in Certificate of)
Title registered Volume 795 ---)
Folio 22. AND Vol. 2242 Folio 46)

[Signature]

[Signature]

Certified correct for the purposes of the Real Property Act 1862, as amended.

Douglas & Collins

[Signature]

Solicitor for the Applicant.

Easement deleted by me pursuant to a Request to Amend No. A648819 made under Section 481 of the Local Government Act 1962.

[Signature]
Acting Recorder of Titles
13/8/1979.

This is the schedule of easements attached to the plan of

lots 4, 5, 6 comprising part of the land in

.....
(Insert Title Reference)

Sealed by the Municipality of Beaconsfield on 11th March 1969

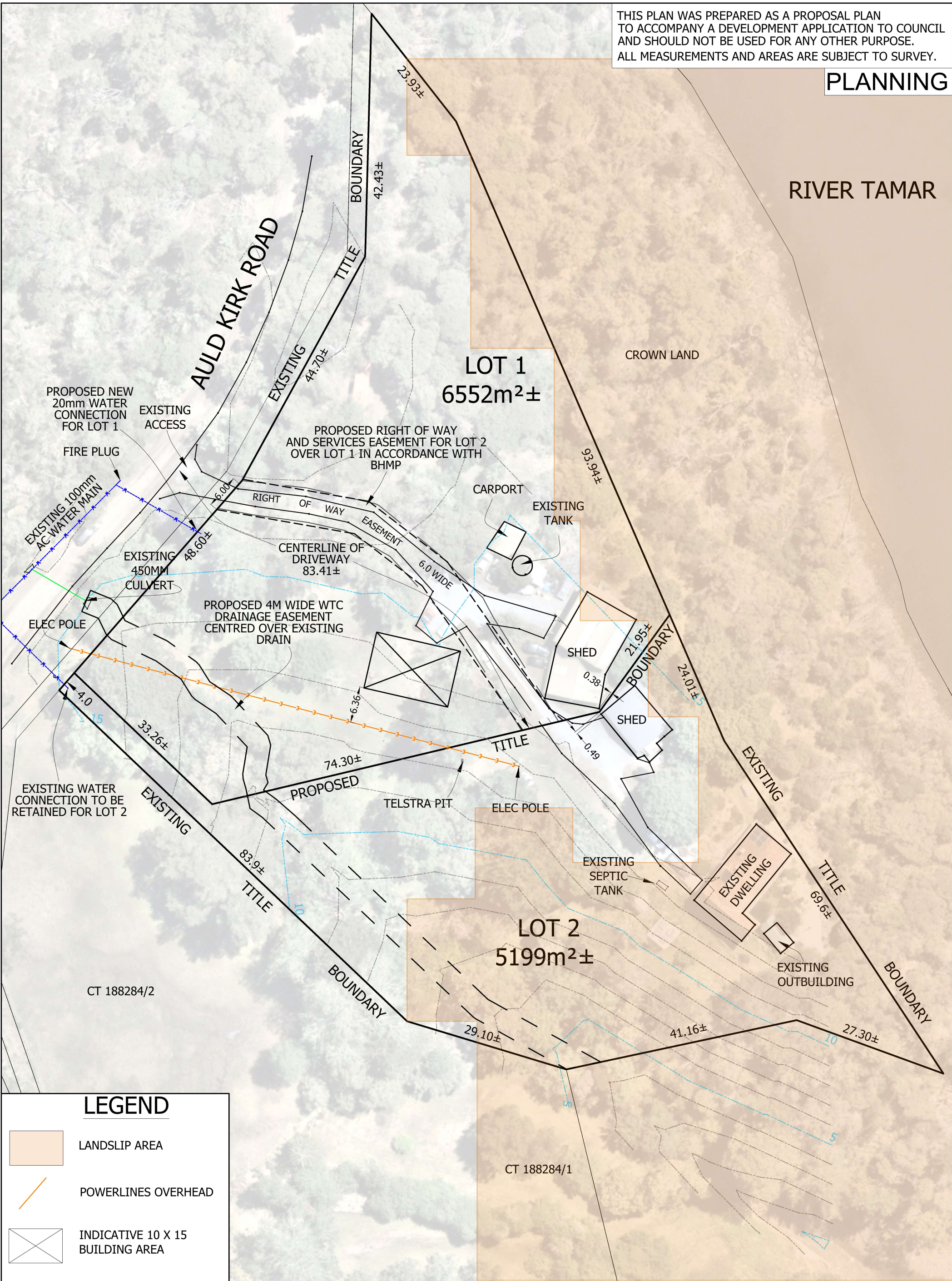
14852


Council Clerk/Town Clerk

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

PLANNING

RIVER TAMAR





October 2025

PLANNING REPORT

Subdivision of the land - 2 lots

173 Auld Kirk Road DEVIOT



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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Launceston

[Head office](#)

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay
7250

St Helens

[East Coast office](#)

P 03 6376 1972
E admin@ecosurv.com.au
A 52 Cecilia Street St Helens 7216

www.woolcott.au

Job Number: L250310
Prepared by: Michelle Schleiger (michelle@woolcott.au)
Town Planner

Rev.no	Description	Date
1	Review	13 March 2025
2	Draft	17 June 2025
3	Final	13 October 2025
4	Review - TasWater	24 October 2025
5	Review - WTC	10 November 2025

References

Roads and Maritime Services NSW. 2013. *Updated Traffic Surveys*. NSW State Government.

Annexures

Annexure 1 Copy of title plan and folio text

Annexure 2 Proposal plan

Annexure 3 Bushfire hazard assessment

Annexure 4 Onsite Wastewater and Stormwater Disposal Evaluation

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Subdivision of the land – 2 lots.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Land Services
Bushfire Assessment	Woolcott Land Services

2. Subject site and proposal

2.1 Site details

Address	173 Auld Kirk Road, Deviot TAS 7275
Property ID	6098563
Title	63403/4
Land area	1.169ha
Planning Authority	West Tamar Council
Planning Scheme	Tasmanian Planning Scheme – West Tamar
Easements	None on title
Application status	Discretionary application
Existing Access	Existing single access to Auld Kirk Road
Zone	Low density residential
General Overlay	Residential Supply and Density Specific Area Plan
Overlays	Bushfire-prone areas Priority vegetation area Low landslip hazard band Waterway and coastal protection area

Existing development	Single dwelling with outbuildings
Existing services and infrastructure	
Water	Serviced
Sewer	Not serviced
Stormwater	Not serviced

2.2 Proposal

The proposal is for subdivision of the land to 2 lots from the single lot. A right of way easement over the existing vehicle access is proposed and each lot will utilise the existing vehicle crossing.

Proposed Lot 2 will contain the existing dwelling and one outbuilding including onsite wastewater servicing as existing together with the water connection at Auld Kirk Road.

Proposed Lot 1 will contain two outbuildings, which requires approval.

A new water connection for Lot 1 will be made.

Lot no.	Area	Frontage	Access
2	5071m ²	4m	Right of way over Lot 1 – existing driveway
1	6552m ²	137.7	As existing from Auld Kirk Road

2.3 Images

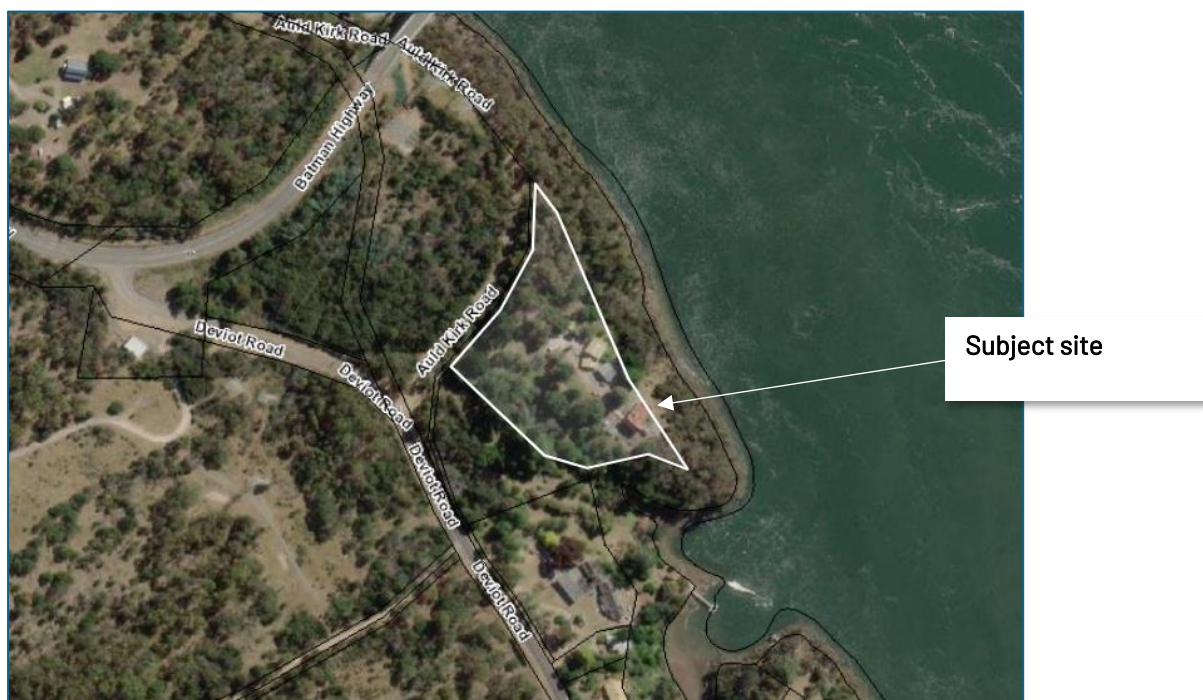


Figure 1 Aerial view of the subject site according to current title (Source: LIST)

3. Zone and overlays

3.1 Zoning

The site is zoned Low Density Residential under the scheme.

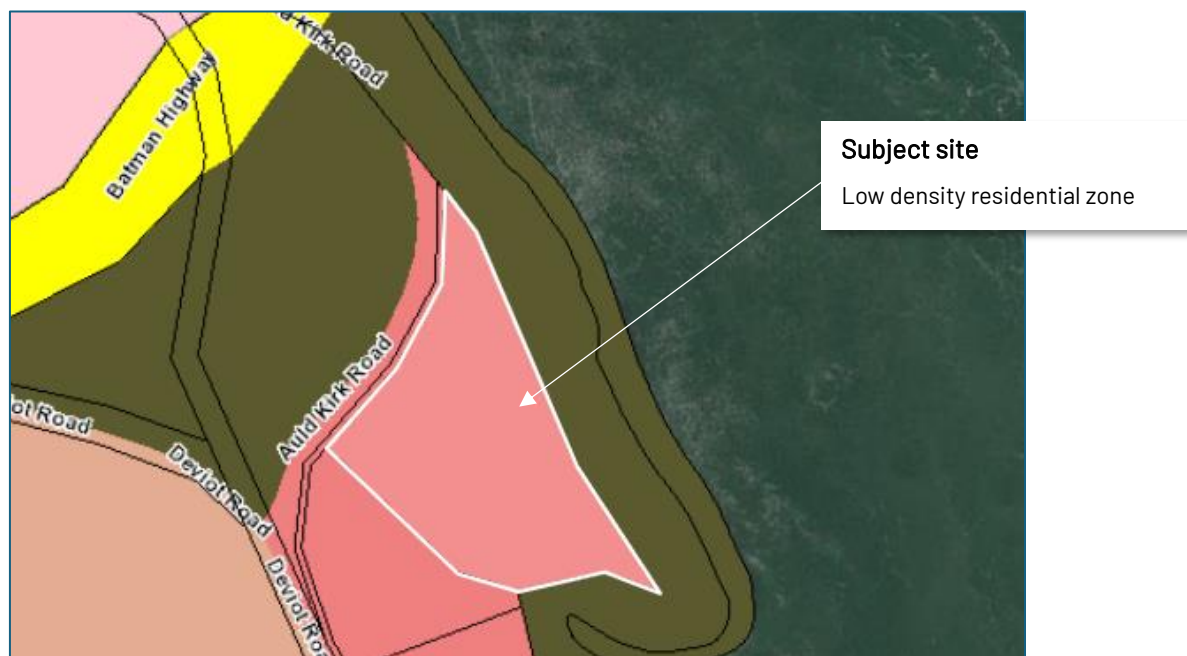


Figure 2 Zoning of the subject site and surrounding area (Source: LIST)

3.2 Overlays

The subject site is affected by Bushfire-prone area overlay (not shown), Priority Vegetation Area, Waterway and Coastal Protection Area and Low and Medium Landslip Area Overlays.

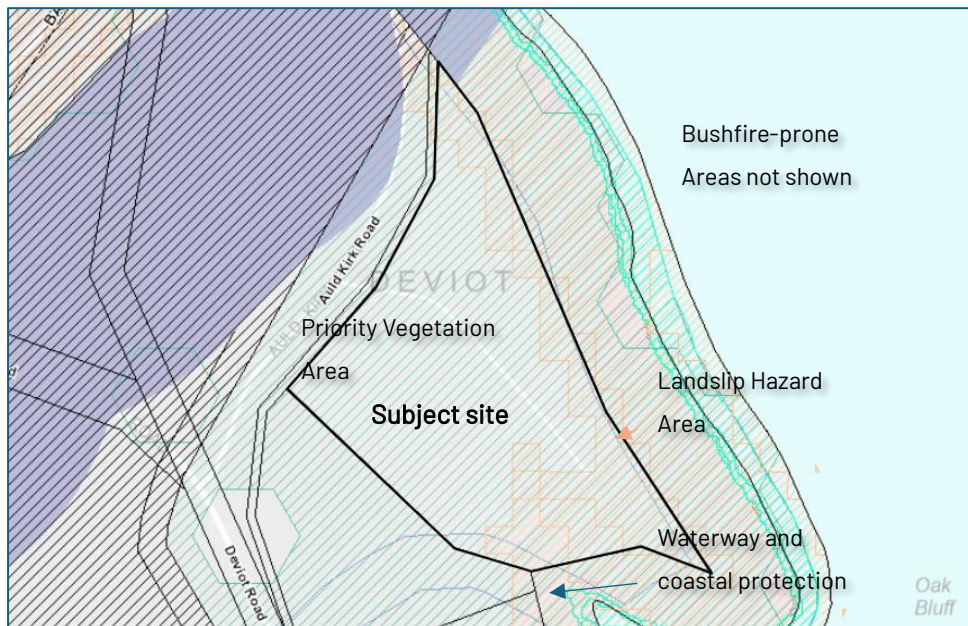


Figure 3 Overlays affecting the subject site (Source: LIST)

3.3 General overlays



Figure 4 Showing the Residential Supply and Density Specific Area Plan (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

10.0 Low Density Residential Zone

10.1 Zone Purpose

- | | |
|--------|--|
| 10.1.1 | To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development. |
| 10.1.2 | To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts. |
| 10.1.3 | To provide for Visitor Accommodation that is compatible with residential character. |

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The application for subdivision does not need to be categorised to a Use class, however the existing use on the lot is residential.

WTA-S3.0 Residential Supply and Density Specific Area Plan

WTA-S3.1 Plan Purpose

- | | |
|------------|---|
| WTA-S3.1.1 | To provide for residential use and development in residential areas where there are natural coastal qualities or infrastructure constraints that necessitate a limit on the density of development. |
| WTA-S3.1.2 | To provide for subdivision of lots at a density: <ul style="list-style-type: none">• suitable to conserve the natural coastal qualities of littoral land in the Blackwall area; and• appropriate to the infrastructure constraints in low density residential areas at Beaconsfield, Beauty Point, Blackwall, Rosevears, Deviot, Exeter, Gravelly Beach, Grindelwald, Legana (North and South), Riverside, Swan Point and Trevallyn. |

WTA-S3.8 Development Standards for Subdivision

WTA-S3.8.1 Lot design

This clause is in substitution for Low Density Residential Zone-clause 10.6.1 Lot design A1 and P1.

Objective

That each lot:

- a) has an area and dimensions appropriate for use and development within low density residential areas;

and b) is provided with an appropriate level of infrastructure.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision must: a) have an area not less than 5,000m², and: i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) adequate provision of private open space; e) adequate provision of drainage; f) the pattern of existing lots or development existing on established properties in the area; and g) any constraints to development, and must have an area not less than 5,000m²

Response

- P1 The performance criteria are addressed. The subdivision will result in reduced setbacks to existing outbuildings.
- a. Each lot can comfortably accommodate a building area for a dwelling with sufficient setbacks. The existing dwelling will have more than 30m setback to the new boundary. The two outbuildings will be separated by the new boundary, allowing the vacant lot to be provided with a building asset and Lot 2 to retain household storage. It is anticipated that future development on Lot 1 will be residential, which will be compatible with the outbuilding allocated to Lot 2.
Lot 2 will be required to install a static water storage tank for bushfire fighting purposes. The location shown on plan is indicative and may be located to a suitable site upon development, and according to the recommendations of the accredited bushfire practitioner. The tanks is anticipated to be according to the recommended setbacks, but will not be closer to a new boundary than the outbuildings.
 - b. Lot 2 may accommodate a dwelling without the removal of vegetation (subject to any bushfire requirements at the time).
 - c. The topography has no particular bearing on future development.
 - d. Each lot, with at least 5000m² can allow for private open space.

- e. Drainage for the existing development is catered for.
- f. The pattern of development in the area shows a variance in lot size. Within those in the same zone, the lot size varies from less than 1000m² to 7000m². The proposed is within this range.
- g. Lot 2 will contain existing development suitable for residential use. Lot 1 will have ample space to develop in a similar fashion, and contain any wastewater to the site.

10.6 Development Standards for Subdivision

10.6.1 Lot Design

Objective	
That each lot: a) has an area and dimensions appropriate for use and development in the zone; b) is provided with appropriate access to a road; and c) contains areas which are suitable for residential development.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 1500m² and: i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) adequate provision of private open space; e) the pattern of development existing on established properties in the area; and f) any constraints to development, and must have an area not less than 1200m².

Response

This clause is replaced by WTA-S3.8.1.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.	P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole
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	or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
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Response

P2 The performance criteria are addressed.

- a. Proposed Lot 2 will have reduced frontage. The frontage proposed allows the water connection to be contained to the lot.
- b. One other lot will share the right of way as proposed.
- c. The topography has no bearing on the proposed frontage and access.
- d. The frontage has a single existing access point that can function for both lots.
- e. Each lot is sufficiently sized to allow manoeuvring. Lot 2 will utilise existing infrastructure.
- f. The surrounding pattern of development is not a factor in the access and frontage proposal, but rather, the efficient use of the existing access point.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic; d) the anticipated nature of vehicles likely to access the site; and e) the ability for emergency services to access the site.
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Response

P3 The performance criteria are addressed. Each lot is provided with vehicle access based on the existing. A right of way easement will be applied to the land to allow each lot to have vehicle access to Auld Kirk Road.

12.5.2 Roads

Objective
That the arrangement of new roads within a subdivision provides: a) safe, convenient and efficient connections to assist accessibility and mobility of the community; b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: a) any relevant road network plan adopted by council; b) the existing and proposed road hierarchy; c) maximising connectivity with the surrounding road network; d) appropriate access to public transport; and e) access for pedestrians and cyclists.

Response

A1 The acceptable solution is achieved; no new roads are proposed.

19.5.2 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	P1 No Performance Criterion.

Response

A1 The acceptable solution is achieved. One water connection will be provided for the new lot.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
--	--

Response

P2 The performance criteria are addressed. Each lot is capable of accommodating onsite wastewater according to the provisions of the Westbury SAP, which allows for lots to be adequately sized for this.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: a) the size of the lot; b) topography of the site; c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.
--	--

Response

P3 The performance criteria apply. Please refer to supplied report (Annexure 4).

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved. All lots are sized and dimensioned to allow suitable parking allowance for future development. Proposed Lot 2 will contain parking provision as existing.

C2.6 Development standards for buildings and works

C2.6.1 Construction of parking areas

Response

No construction is proposed (subject to Council conditions) as the existing provision will be utilised.

C2.6.2 Design and layout of parking areas

Response

As existing.

C2.6.3 Number of accesses for vehicles

Response

A1 The acceptable solution is achieved.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Response

A1.4 The acceptable solution is achieved. Vehicle movement to the existing access point is within the acceptable increase limits.

C3.6 Development Standards for Buildings or Works

Response

Not applicable.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Response

A1 The lot is not within 50m of a road area, according to the definitions of C3.3.

C7.0 Natural Assets Code

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Response

A1 The acceptable solution is achieved. No works are proposed within the overlay area.

C7.7.2 Subdivision within a priority vegetation area

Response

P1.1 The performance criteria apply. No works are proposed at this stage.
(c) the subdivision is with the low density residential zone.

P1.2 No works are proposed as a part of this application.

C13.0 Bushfire-Prone Areas Code

Please refer to provided report at Annexure 3.

C15.0 Landslip Hazard Code

C15.4 Use or Development Exempt from this Code

C15.4.1 The following use or development is exempt from this code:

- d) development (including subdivision) on land:
 - (i) within a low landslip hazard band, if for:

-
- a. building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work, or
 - b. works if it does not involve significant works; or
- (ii) within a medium landslip hazard band, if for:
- a. building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work;
 - b. subdivision if no additional lots are created, if it does not involve significant works;

C15.7 Development Standards for Subdivision

C15.7.1 Subdivision within a landslip hazard area

Response

- A1 Each lot can contain a building area access and services located outside of the medium landslip hazard area, notwithstanding that Lot 2 contains existing development, it is shown that building and development can be outside of the hazard band. In addition, the subdivision creates separate lots for existing buildings.
- All potential works for bushfire hazard management will be outside of the overlay area. The Bushfire Hazard Management plan shows requirements in indicative locations, and also indicates that a dwelling can be located outside of the landslip hazard area.

5. Conclusion

This application is for a subdivision to 2 lots in the Low Density Residential Zone. Lot 2 will contain all the existing dwelling with one large outbuilding; Lot 1 will have an outbuilding included to the lot. The existing access point will be used for both lots.

The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.

October 2025

BUSHFIRE HAZARD REPORT

2 LOT SUBDIVISION

173 Auld Kirk Road, Devoit



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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Launceston

[Head office](#)

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay
7250

St Helens

[East Coast office](#)

P 03 6376 1972
E admin@ecosurv.com.au
A 52 Cecilia Street St Helens 7216

www.woolcott.au

Job Number: L250310

Prepared by: Geoff McGregor (geoff@woolcott.au)

Bushfire Hazard Practitioner BFP-176

Rev.no	Description	Date
1	Final	13 October 2025

References

Director of Building Control - Tasmanian Government, 2021. *Director's Determination - Bushfire Hazard Areas*, s.l.: Department of Justice.

Standards Australia Committee FP-020, 2018. *AS 3959:2018 Construction of buildings in bushfire prone areas*, s.l.: Standards Australia Limited 2018.

Tasmanian Planning Commission, 2024. *Tasmanian Planning Scheme - State Planning Provisions*, s.l.: Tasmanian Planning Commission.

The referenced documents were referred to in the preparation of and should be read in connection with this bushfire assessment report.

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Executive Summary

This report has been prepared for Bill Wright in support of a 2-lot subdivision at 173 Auld Kirk Road, Deviot. Lot 2 will contain the existing dwelling and 1 outbuilding with lot 1 containing 2 out building being ready for future residential development. The site falls within the Bushfire-prone areas overlay of the Tasmanian Planning Scheme – West Tamar Local Provisions. A bushfire event at this site or within the immediate area is likely to impact any buildings at this location. A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain the managed areas for each lot, taking into consideration the relevant requirements under Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas.

Signed



Author: Geoff McGregor

Accreditation No: BFP 176

1. Introduction

A bushfire assessment is a process of analysing information about the potential impacts that a proposed development is likely to encounter in a bushfire hazard scenario.

A 'bushfire-prone area' is an area where a bushfire event is likely to occur that may result in significant adverse impact on buildings and life. In Tasmania, all local councils have a Planning Scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers an assessment under the provisions of the Bushfire-prone Areas Code of the planning scheme. The assessment requires a Bushfire Hazard Management Plan (BHMP) to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the proposed and existing lot. This measures the possible exposure of a building to bushfire hazards. The BAL is assessed in accordance with Australian Standard AS 3959-2018 construction of buildings in bushfire-prone areas.

The assessment has been undertaken in accordance with C13.0 Bushfire-Prone Areas Code to accompany a subdivision application under the Tasmanian Planning Scheme – West Tamar.

It is also required to understand the fuel management requirements for the subject site and to demonstrate that future buildings on the proposed lot can be constructed to BAL19 minimum as per the code.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed 2 lot subdivision at 173 Auld Kirk Road Deviot.

2. Subject site

2.1 Site details

Address	173 Auld Kirk Road, Deviot 7275
Property ID	6098563
Title	63403/4
Property Owners	William & Susan Wright
Existing Use	Residential
Planning Authority	West Tamar Council
Planning Scheme	Tasmanian Planning Scheme - West Tamar
Access	Existing access from Auld Kirk Road.
Zone	Low Density Residential
Identified on a Bushfire Overlay Map	Yes
Proposal	2 Lot Subdivision
Existing development	One existing dwelling and 3 outbuildings
Water Supply	Reticulated and Static water supply

2.2 Site description and context

The subject site is located 200m south of the Batman Bridge at 173 Auld Kirk Road Deviot, the site contains a single dwelling with 3 outbuildings, it has frontage to Auld Kirk Road that joins to Deviot Road. The site fronts Kanamaluka / River Tamar reserve to the east and crownland to the north, the land to the south contains a residential dwelling with the land to the west on the opposite side of Deviot Road being rural.



Figure 1 Aerial view of the subject site

The site is zoned Low Density Residential.

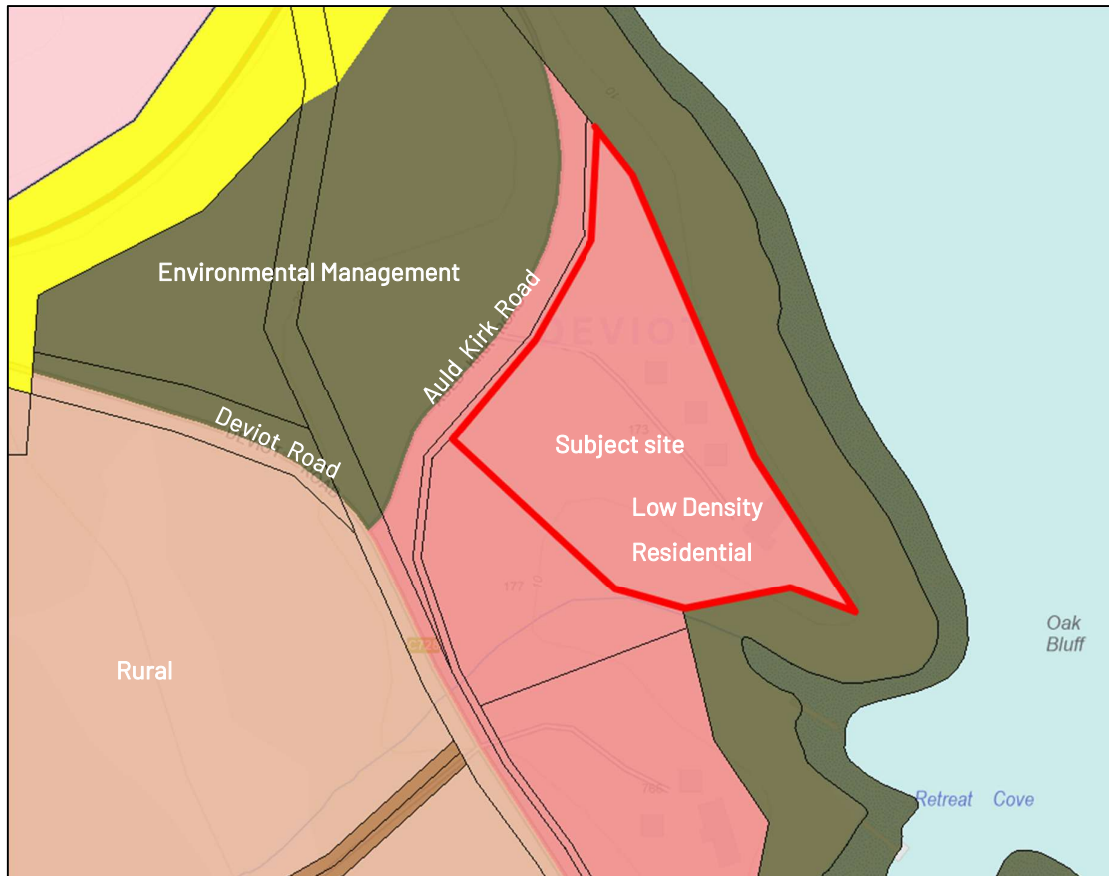


Figure 2 Zoning of surrounding area and the subject site

3. Proposal

It is proposed to undertake a 2 lot subdivision, the existing dwelling and 1 outbuilding will make up lot 2 with lot 1 being 2 outbuildings and no dwelling, lot 1 will have a size of 6680m²± with lot 2 being 5071m²±.

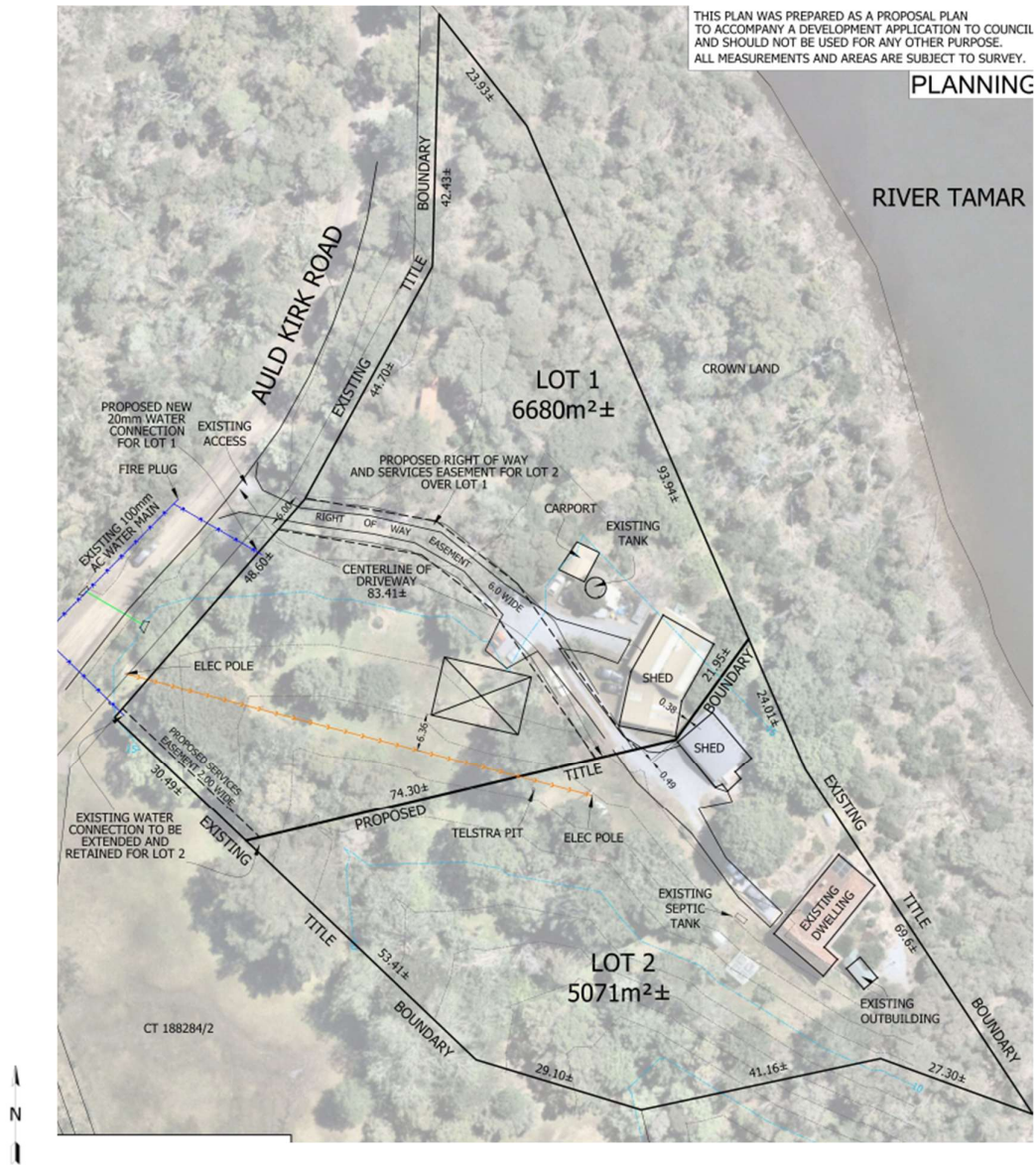


Figure 3 Proposed subdivision layout

4. Bushfire site assessment

4.1 Vegetation analysis

A site visit was conducted on 04/06/25 with the identified bushfire prone vegetation being forest, this forest is located on the subject site and along the foreshore to the north, east and southeast. The land to the west and south contains managed areas made up of lawns and gardens with the forest continuing on the opposite side of Deviot Road and Auld Kirk Road to the west and northwest.

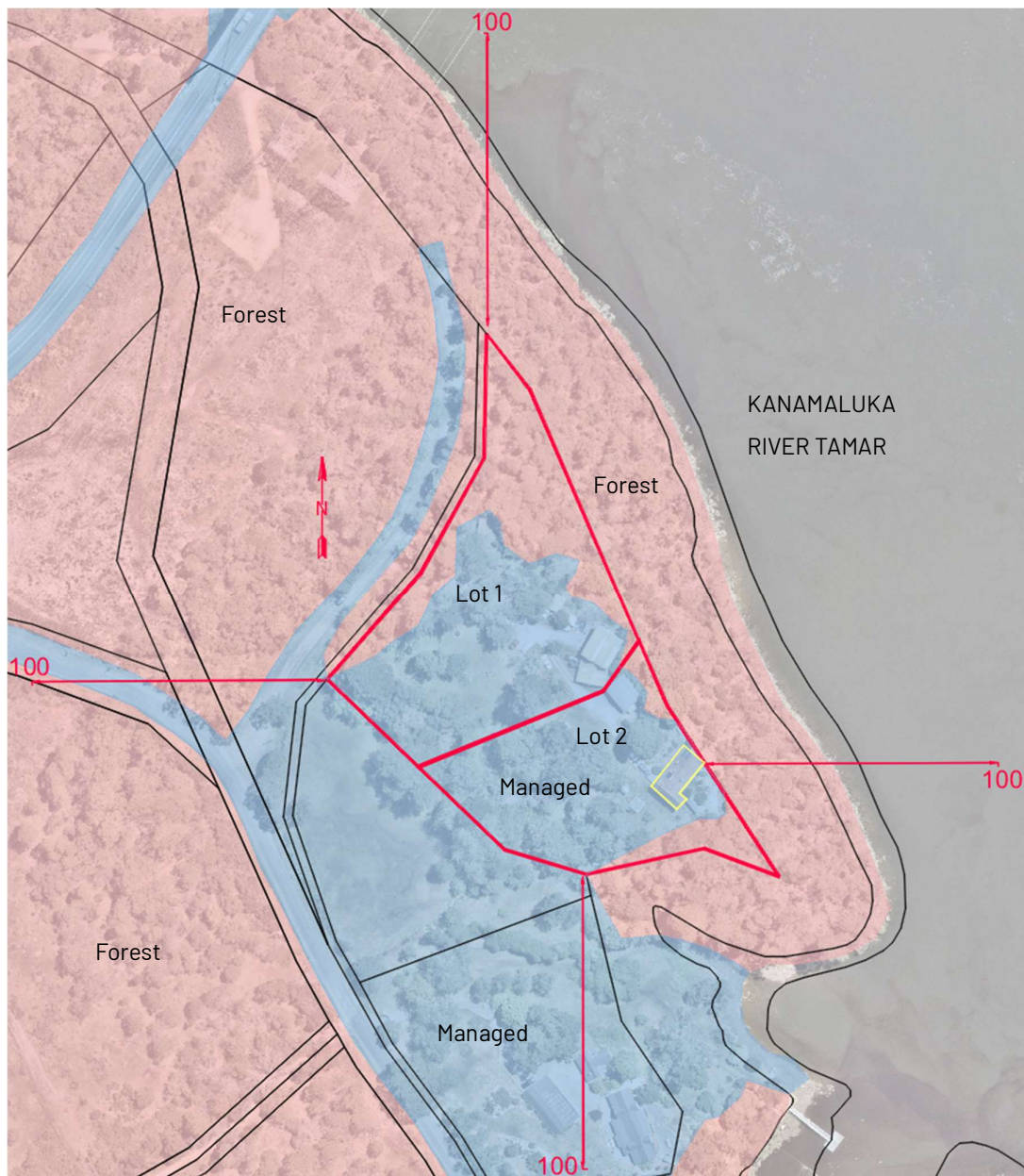


Figure 4 Vegetation analysis within 100m of the site

4.2 Effective slope analysis

Figure 5 below shows the slope of land under the classified vegetation in relation to the subject site. The land to the north and west is Upslope with foreshore to the east being Downslope of 7°.

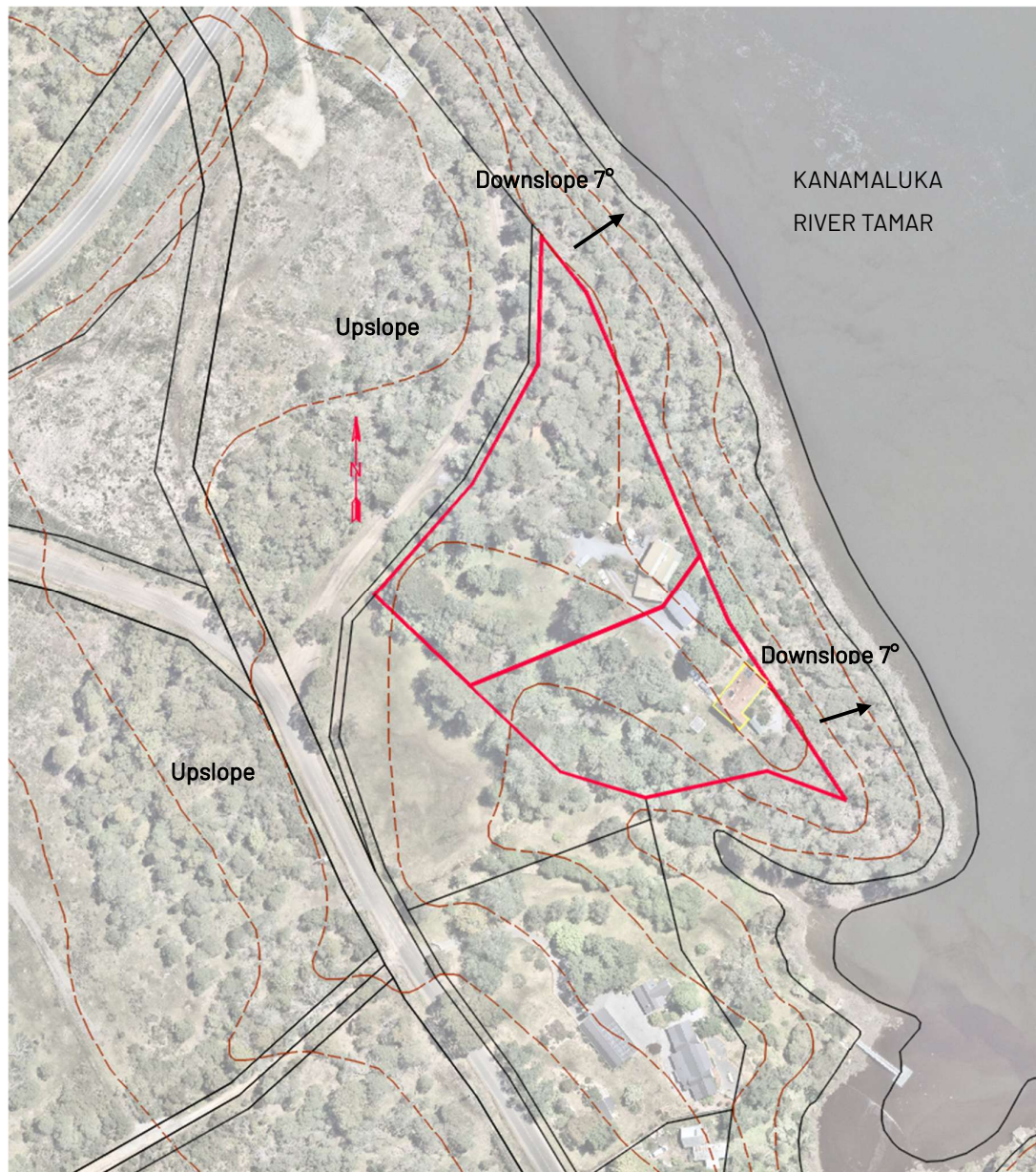


Figure 5 Effective slope of the site and bushfire prone vegetation

4.3 Site photos



Figure 6 The forest in foreshore reserve looking east from lot 1.



Figure 7 The forest in foreshore reserve looking east from lot 2.



Figure 8 Looking at the existing access to lots 1&2.



Figure 9 Looking west over the managed land in lots 1&2



Figure 10 existing access at the dwelling in lot 2.



Figure 11 Managed lawns and gardens in lot 2

5. Bushfire protection measures

5.1 BAL Rating

The purpose of the BAL assessment is to identify the minimum separation between the bushfire prone vegetation and a building area within each proposed lot. The assessment aims to achieve the minimum requirements of **BAL 19**. The definition of BAL 19 is highlighted as follows:

BUSHFIRE ATTACK LEVEL (BAL)	PREDICTED BUSHFIRE ATTACK AND EXPOSURE LEVEL
BAL-LOW	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

The distances from the lot boundaries to the classified vegetation is presented below, along with the slope and type of vegetation.

LOT 1	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the lot boundaries	0m-9m Managed (Auld Kirk Road) 9m-100m Forest	0m-40m Forest 40m-100m Kanamaluka River Tamar	0m-100m Managed (lot 2, 766 Deviot Rd)	0m-50m Managed (766 Deviot Rd) 50m-100m Forest
Slope (degrees) over 100m)	Upslope	Downslope 5-10°	Flat	Flat

BAL 19.0 Setbacks from the vegetation	23m	34m	Na	23m
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LOT 2	NORTH	EAST	SOUTHEAST	WEST
Vegetation within 100m of the lot boundaries.	0m-60m Managed (lot1) 60m-100m Forest (lot1, foreshore)	0m-40m Forest 40m-100m Kanamaluka River Tamar	0m-100m Forest (foreshore)	0m-70m Managed (766 Deviot Rd) 70m-100m Forest
Slope (degrees) over 100m)	Downslope 5-10 °	Downslope 5-10 °	Downslope 5-10 °	Upslope
BAL 19.0 Setbacks from the vegetation	34m	34m	34m	23m

5.2 Hazard management areas(HMA)

A Hazard Management Area meeting the separation distances required for BAL 19 can be archived for lots 1 and 2. Hazard Management Areas must be maintained in accordance with the certified Hazard Management Plan and this report. Existing vegetation needs to be maintained within these areas in accordance with the Hazard Management Plan and this report to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- prevent flame contact.

Maintenance of Hazard Management Areas

It is the responsibility of the property owner to maintain and manage the vegetation in accordance with the Bushfire Hazard Management Plan and this report.

This area is to be regularly managed and maintained. Vegetation in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth to be kept clear of buildings on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the hazard management area.
- Select larger trees can be retained within the HMA, ensuring a minimum 5m canopy separation is provided between each established tree.
- Pathways to 1 metre surrounding the buildings and landscaping material, must be non-combustible(stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise low-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which are easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)

- Timber woodchip and flammable mulches cannot be used, brush and timber fencing should be avoided where possible and not to be located within 6m of habitable buildings.

5.3 Access

The existing access off Auld kirk Road will remain and be shared by the 2 lots, lot 2 will have a 6.0m wide right of way over the existing track to the existing dwelling, this access must comply with element B of the below requirements. A future dwelling in lot 1 will not require access for a fire appliance to access a fire fighting water point. **The access works for lot 2 must be completed as part of the subdivision and prior to the sealing of the final plan.**

ELEMENT		REQUIREMENT
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	NA.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: ▪ all-weather construction; ▪ load capacity of at least 20t, including for bridges and culverts; ▪ minimum carriageway width of 4m; ▪ minimum vertical clearance of 4m; ▪ minimum horizontal clearance of 0.5m from the edge of the carriageway; ▪ cross falls of less than 3 degrees (1:20 or 5%); ▪ dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; ▪ curves with a minimum inner radius of 10m; ▪ maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and ▪ terminate with a turning area for fire appliances provided by one of the following: ▪ a turning circle with a minimum outer radius of 10m; or

		▪ a property access encircling the building; or ▪ a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C	Property access length is 200m or greater.	The following design and construction requirements apply to property access: a) the requirements for B above; and b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	a) NA

5.4 Fire Fighting water supply

The existing dwelling on lot 2 must establish a dedicated firefighting onsite static water supply of a minimum 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. This tank must be within 90m measured as a hose lay of the furthest part of the existing dwelling and within 3m of the hardstand. **This must be installed prior to sealing of the final plan.**

The future dwelling on lot 1 will be provided with reticulated water supply for fire fighting from the existing hydrant on Auld Kirk Road, no works are required for lot 1.

ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water supply	The following requirements apply: a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	A static water supply:	May have a remotely located offtake connected to the static water supply; a) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;

		b) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; c) Must be metal, concrete or lagged by non-combustible materials if above ground; and d) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: i. metal; ii. non-combustible material; or e) fibre-cement a minimum of 6 mm thickness
C	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: a) Have a minimum nominal internal diameter of 50mm; b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; c) Be metal or lagged by non-combustible materials if above ground; d) Where buried, have a minimum depth of 300mm; e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where a remote offtake is installed, ensure the offtake is in a position that is i. Visible; ii. Accessible to allow connection by firefighting equipment; iii. At a working height of 450 – 600mm above ground level; and Protected from possible damage, including damage by vehicles.

D	Signage for Static Water Connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: a) Comply with tank signage requirements within AS2304:2019; or Comply with the Tasmanian Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.
E	Hardstand	A hardstand area for fire appliances must be: a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like) b) no closer than 6m from the building area to be protected; c) a minimum width of 3m constructed to the same standard as the carriageway; and d) connected to the property access by a carriageway equivalent to the standard of the property access.

6. Bushfire-prone areas code assessment

The following provides an assessment against the provisions of C13.0 Bushfire-prone areas code, according to the Scheme.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective	
Subdivision provides for hazard management areas that:	
a) facilitate an integrated approach between subdivision and subsequent building on a lot; b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and c) provide protection for lots at any stage of a staged subdivision.	
Acceptable solutions	Proposed solutions
A1 a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or b) The proposed plan of subdivision: i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; ii. shows the building area for each lot; iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and	- A1a) Not applicable. - A1b) The acceptable solution is achieved. The BHMP: i) shows all lots within the bushfire prone area. Each site can provide a bushfire hazard management area. ii) Each lot can provide for a building area that can meet BAL 19 setbacks. iii) shows a HMA associated with each building area demonstrating the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2018 Construction of buildings in bushfire-prone area. iv) is prepared by an accredited bushfire hazard practitioner. - A1c) not applicable as Part 5 agreement is not required.

iv. is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas</i>; and c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	
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C13.6.2 Subdivision: Public and firefighting access

Objective Access roads to, and the layout of roads, tracks and trails, in a subdivision: a) allow safe access and egress for residents, fire fighters and emergency service personnel; b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; c) are designed and constructed to allow for fire appliances to be manoeuvred; d) provide access to water supplies for fire appliances; and e) are designed to allow connectivity, and where needed, offering multiple evacuation points.	
Acceptable solutions	Proposed solutions
A1 a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for	A1a) Not applicable. A1b) Compliant access must be provided for lot 2.

public access in the subdivision for the purposes of fire fighting; or b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables C13.1, C13.2 & C13.3, is included in a bushfire hazard management plan certified by the TFS or accredited person.	
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C13.6.3 Subdivision: Provision of water supply for firefighting purposes

Objective	
Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable solutions	Proposed solutions
A1 In areas serviced with reticulated water by the water corporation: a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	A1 a) Not applicable b) Future dwelling in lot 1 will have reticulated water supply for fire fighting c) Not applicable.
A2	A2a) Not applicable.

In areas that are not serviced by reticulated water by the water corporation: a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	A2b) Not applicable. A2c) Acceptable solution achieved. The proposed plan of subdivision demonstrates that a static water supply can be provided for the existing dwelling in lot 2 and located compliant with Table C13.5.
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Conclusions and recommendations

The proposal seeks planning approval for a 2-lot subdivision at 173 Auld Kirk Road, Deviot. The site and its surrounding land falls within the bushfire prone area.

The bushfire hazard management plan demonstrates that all lots can achieve the requirements of a BAL 19 building area, subject to suitable controls such as implementation of a hazard management area.

The report provides the following conclusions:

Conclusions and recommendations

- a) Hazard management areas meeting the requirements of BAL 19 can be achieved for each lot.
All Hazard management areas must be maintained in perpetuity.
- b) The existing dwelling on lot 2 must provide a compliant private access from Auld Kirk Road through to the firefighting water point and dwelling. Access must comply with section 5.3 of this report.
The compliant private access for lot 2 must be installed prior to sealing of the final plan.
- c) Lot 1 is provided with reticulated water supply from the existing FH in Auld Kirk Rd. The existing dwelling on Lot 2 must establish a dedicated firefighting onsite static water supply of minimum 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area – static water supply and section 5.4 of this report. **The compliant static water supply for the existing dwelling on lot 2 must be installed prior to sealing of the final plan.**
- d) Future habitable buildings constructed and alterations and additions to existing habitable buildings on all lots will need to be designed and constructed to AS3959:2018.

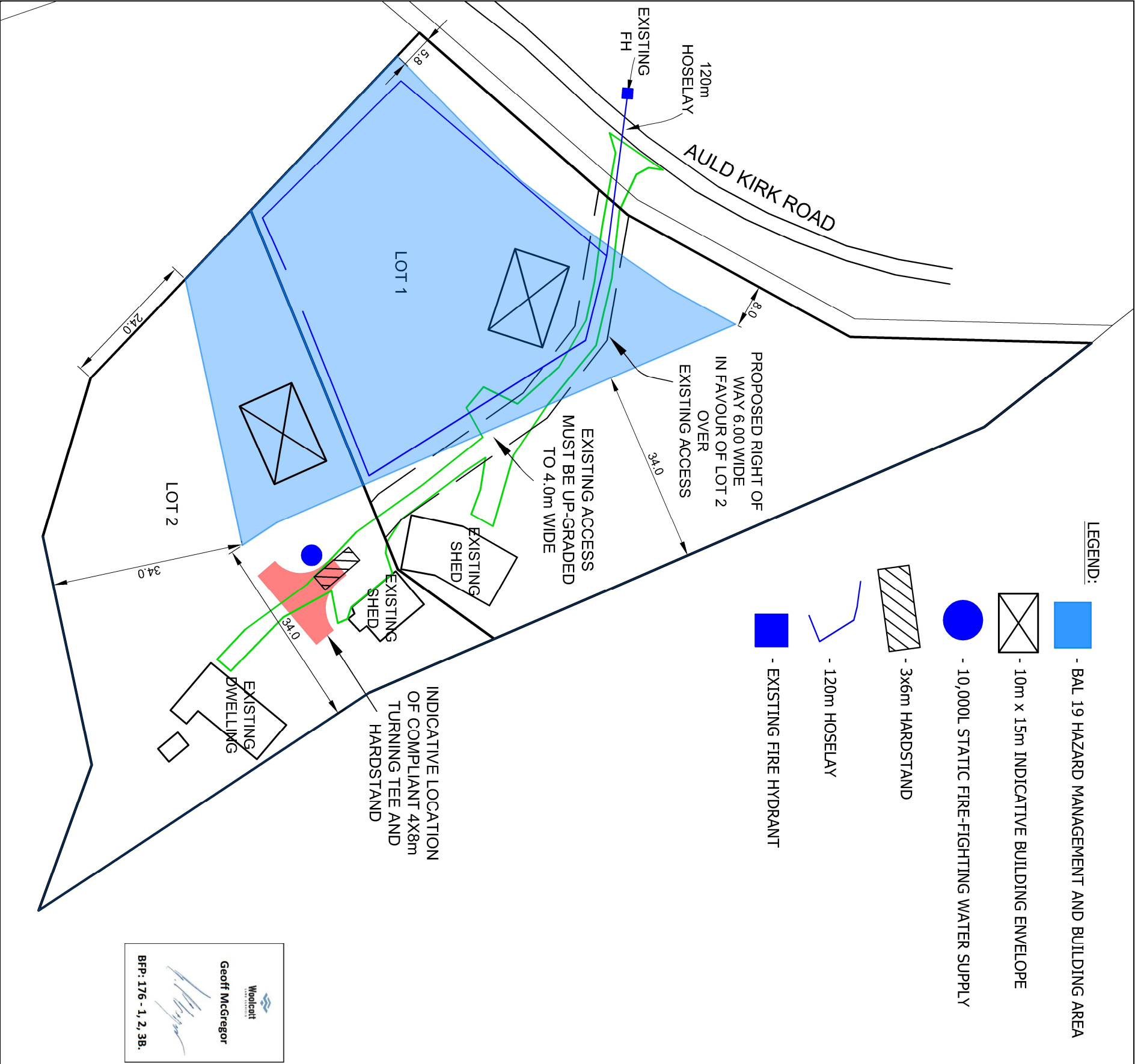
Annexure 1 – Bushfire Hazard Management Plan

Annexure 2 – Subdivision Proposal Plan

Annexure 3 – Planning Certificate

LEGEND:

- BAL 19 HAZARD MANAGEMENT AND BUILDING AREA
- 10m x 15m INDICATIVE BUILDING ENVELOPE
- 10,000L STATIC FIRE-FIGHTING WATER SUPPLY
- 3x6m HARDSTAND
- 120m HOSELAY
- EXISTING FIRE HYDRANT



Woolcott
LAND SERVICES
Geoff McGregor
BFP: 176 - 1, 2, 38.

Hazard Management and Protection Requirements:

PROPERTY ACCESS

Property access to the existing dwelling in lot 2 is more than 30m long and is required for a fire fighting appliance to access a water point. This access is to be made 4m wide carriageway width from Auld Kirk Road through to within <90m of the furthest part of the habitable building measured as a hose lay and to the hardstand located within <3m of the water connection point. Load capacity greater than 20 tonnes, cross fall less than 3°, dips less than 7°, curves min. 10m inner radius. 10° max. gradient for unsealed roads and 15° max. gradient for sealed roads. Terminate in a turning circle with a 10m min. outer radius or alternatively in a hammerhead 'r' or 'y' turning area for fire appliances with turning heads 4m wide x 8m long. Keep clear of vegetation and other obstructions 0.5m either side and 4m above carriageway. **The access to lot 2 must be made compliant prior to sealing of the final plan of survey.**

STATIC WATER SUPPLY FOR FIREFIGHTING

A future dwelling in lot 1 can be provided with reticulated water supply for fire fighting from the existing hydrant located on Auld Kirk Road as shown on this plan.
The existing dwelling in lot 2 must install a metal or concrete firefighting water tank with a minimum of 10,000 litres stored water dedicated to firefighting purpose fitted with a compliant storz water connection point located within <90m of furthest element of the habitable building, measured as a hose lay, & accessible within <3m of the hardstand. may have remote off take connected to the static water supply.
Identify the firefighting water point with permanently fixed compliant signage complying with its guidelines. keep clear of vegetation immediately above & around the connection point.
construct hardstand area for fire appliance access to the firefighting water point: minimum 3m wide, constructed to the same standard as the property access and located <3m from the firefighting water point and >6m from the building to be protected. **The compliant static water supply for lot 2 must be installed prior to sealing of the final plan of survey.**

HAZARD MANAGEMENT AREA

The existing dwelling on lot 2 does not provide a compliant BAL 19.0 Hazard Management Area around the dwelling therefore an indicative one has been shown to satisfy C13.6 of the planning scheme. Lot 1 can provide a compliant BAL 19 HMA habitable buildings located anywhere within this area as shown will meet bal-19 separation requirements. Hazard Management Area are to be maintained in a minimal fuel condition in perpetuity, ensuring fuels are reduced sufficiently and other hazards are removed such that the fuels & other hazards do not significantly contribute to the bushfire attack. Limited amounts of low flammability plants are acceptable within the hma, including maintained lawn, low growing plants & ground covers, low flammability ornamental gardens, vegetable gardens and the like. Do not plant adjacent to walls & decks or directly under glazed elements, maintain lawn to a height less than, 100mm do not use pine bark and other flammable mulch, thin-out understorey vegetation and prune low-hanging tree branches, prune trees to maintain horizontal separation between canopies. Selectively position trees and shrubs to create discontinuous rows and clumps, clear accumulated leaves and other debris from roof gutters

Notes:

1. Refer plans – Woolcott Land Services, Proposed 2 Lot Subdivision, 173 Auld Kirk Road, Deviot, L250310, date 10/10/25 - V2.1
2. All future works to comply with director's determination – requirements for building in Bushfire Prone Areas (transitional) (v2.3).
3. Plan to be read in conjunction with Bushfire Hazard Management Report L250310 dated 13/10/2025

Design and construction of habitable buildings.

Buildings sited in accordance with this BHMP are to be designed and constructed to AS 3959:2018.

BUSHFIRE HAZARD MANAGEMENT PLAN

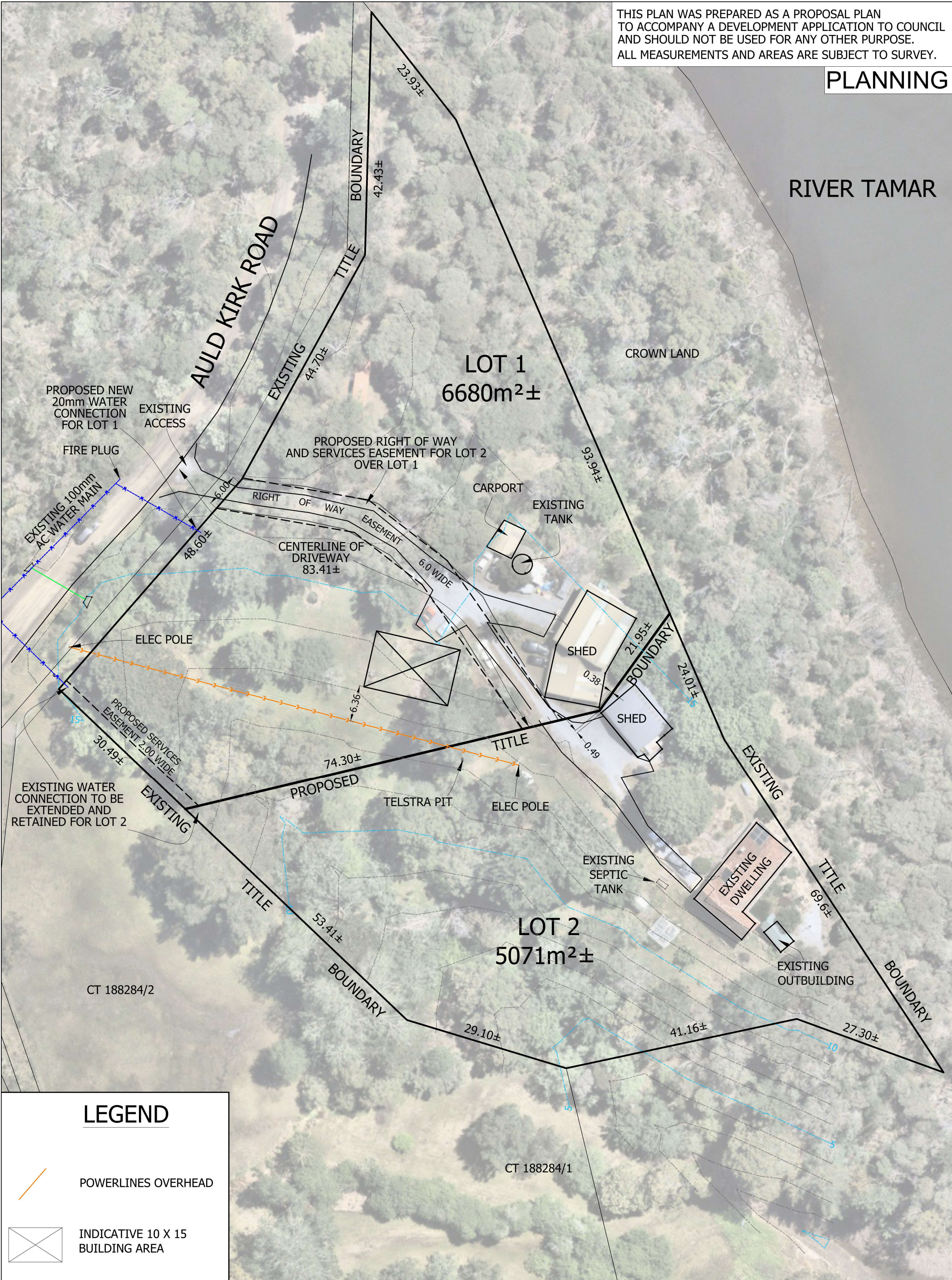
2 lot Subdivision
173 Auld Kirk Road, Deviot 7275
CT 63403/4



			10 Goodman Court Invermay, TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: enquiries@woolcott.au		Job Number L250310
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THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

PLANNING



LEGEND

POWERLINES OVERHEAD

INDICATIVE 10 X 15
BUILDING AREA

- Notes:
- Vertical Datum is AHD83
 - Contour Interval is 0.2m
 - Contour Index is 1.0m
 - Distances are in Metres

PROPOSED TWO LOT SUBDIVISION
173 Auld Kirk Road, Devoit
C.T. 63403/4



Woolcott
LAND SERVICES

10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: enquiries@woolcott.au

Job Number
L250310

Drawn
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File name
L250310_Proposal_Plan_2.1_101025

Date
10/10/25

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Edition
v2.1

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BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

173 Auld Kirk Road, Deviot 7275

Certificate of Title / PID:

CT. 63403/4. PID 6098563

2. Proposed Use or Development

Description of proposed Use and Development:

2 lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – West Tamar Council

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Woolcott Land Services	13/10/2025	1
Bushfire Hazard Management Plan	Woolcott Land Services	13/10/2025	1
Proposed Lot Subdivision	Woolcott Land Services	10/10/2025	2.1

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☒	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Geoff McGregor	Phone No:	0409 800 387
Postal Address:	PO BOX 593, Mowbray, Tas, 7248	Email Address:	geoff@woolcott.au
Accreditation No:	BFP – 176	Scope:	1, 2, 3B.

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:	Geoff McGregor	Date:	13/10/2025
-------	----------------	-------	------------

Certificate Number:	L250310
---------------------	---------

(for Practitioner Use only)

26 May 2025

Reference No. GL25222Ab

Mr Bill Wright
173 Auld Kirk Road
DEVIOT TAS 7275

Dear Sir

**RE: Preliminary On-site Wastewater and Stormwater Disposal Evaluation
173 Auld Kirk Road, Deviot**

We have pleasure in submitting herein our report detailing the results of a preliminary on-site wastewater disposal evaluation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Timothy Liew on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd



Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	26/05/2025	T Liew	S Shahandeh	Original

1 INTRODUCTION

Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed 2-lot residential subdivision at 173 Auld Kirk Road, Deviot.

We understand that the proposed subdivision of the property will allocate all existing structures except for one shed to be contained within the proposed southern lot, with the new northern lot being the balance.

The purpose of the investigation is to assess:

- If the proposed new lot to be subdivided can support an on-site wastewater disposal system (in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management”) for the purposes of subdivision approval; and
- The suitability of the proposed new lot for management of stormwater at the site in accordance with the Tasmanian Planning Scheme.

It should be noted that this is a preliminary assessment for subdivision approval and that a site-specific assessment for the proposed new northern lot will be required by the developer/owner once the actual location and size of residential development is known.

A preliminary site plan showing the proposed lot layout was provided, prepared by William J Wright, Drawing Number WJW-AK 1, dated 21.02.25.

2 FIELD INVESTIGATION

The field investigation was conducted on 20 May 2025 and involved the drilling of 3 boreholes by 4WD mounted auger rig to the auger refusal depths between 0.3m and 0.6m.

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

3 SITE CONDITIONS

The site is approximately 1.1 hectares in size and is currently developed with an existing dwelling and several sheds. The ground surface generally has a gentle to moderate fall towards the northeast and southwest. Vegetation generally has a low cover of grass and a moderately dense cover of mature trees across the site. Numerous rock outcrops were observed throughout the site (Plate 1).

The existing dwelling is currently serviced by a septic tank of unknown volume, the location of the disposal trenches could not be determined during the site visit, however, it is assumed that the trenches will be located downslope from the tank, to the southwest (Plate 2).

Preliminary On-site Wastewater and Stormwater Disposal Evaluation



Plate 1: View of the site and rock outcrops looking to the north, 20/05/2025.



Plate 2: View of the existing septic tank looking to the south 20/05/2025.

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is located on Jurassic period dolerite, with this being generally confirmed by our field investigation.

Examination of the LIST Landslide Planning Map – Landslide Hazard Bands Overlay indicates that the steeper slopes within the eastern portion of the site are within a mapped low and medium landslide hazard band (Refer Drawing 1).

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes generally encountered sandy silt to the auger refusal depths between 0.3m

to 0.6m. Additionally, Boreholes BH1 and BH3 encountered fill of sandy silt to a depth of 0.2m.

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

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

4 EFFLUENT DISPOSAL

4.1 Permeability of Soil and Soil Classification

Based on the findings of the borehole investigation and the results of the permeability test, the soil has been classified as follows:

- Texture – Light Clay (Table E1 from AS1547-2012);
- Structure – Moderately Structured (Table E4 from AS/NZS1547-2012); and
- Category – 5 (Table E1 from AS/NZS1547:2012).

For moderately structured Category 5 soils the indicative permeability from AS1547 Table L1 is 0.06-0.12m/day. Therefore, the adopted permeability will be consistent with moderately structured Category 5 soils.

- Adopted Permeability – 0.06m/day.

4.2 Disposal and Treatment Method

As the site investigation encountered shallow depth of soil to rock, and as it contains category 5 soils that have a very low permeability, primary treated effluent (e.g. septic tank and absorption trenches) is not suitable for disposal within these soils.

Therefore, based on the findings of the investigation and provided the setback distances are adhered to, this site assessment indicates that the new proposed northern lot will be suitable for the disposal of secondary treated effluent by way of an Aerated Wastewater Treatment System / Secondary Treated System (AWTS/STS) and mounded sub-surface irrigation or a raised bed disposal.

4.3 Setbacks

The minimum separation distance between the disposal area and downslope features is based on Appendix R from AS/NZS 1547:2012 “Recommended Setback Distances for Land Application Systems” and Section 3.1 from the *Building Act 2016*: Director’s Guidelines for On-site Wastewater Management Systems. The following setbacks are required for secondary treated effluent on gentle ground surface:

- 23.0m from downslope sensitive features such as watercourses;
- 1.5m from property boundaries; and
- 4.0m from buildings; and
- 5.5m from downslope property boundaries.

4.4 Example of Minimum System Requirements

Based on the above setbacks and subtracting the area of the existing shed and an average 4-bedroom dwelling, the disposal area available for the proposed northern lot to support on-site wastewater disposal is greater than 4,000m².

4.4.1 AWTS / STS and mounded sub-surface irrigation

About 600m² (300m² for the effluent disposal area and 300m² as a backup area) would be required for an AWTS / STS and sub-surface irrigation system to support a standard 4-bedroom dwelling on reticulated water within the assessed area of the site.

4.4.2 AWTS / STS and raised bed disposal

About 180m² (90m² for the effluent disposal area and 90m² as a backup area) would be required for an AWTS / STS and sub-surface irrigation system to support a standard 4-bedroom dwelling on reticulated water within the assessed area of the site.

5 PRELIMINARY ON-SITE STORMWATER DISPOSAL

5.1 General

The Tasmanian Planning Scheme specifies that each lot or proposed lot, within a subdivision must either have connection to a public stormwater system or be able to accommodate an on-site stormwater management system.

On-site disposal of stormwater via infiltration systems “are *designed to encourage stormwater to infiltrate into surrounding soils via a controlled system and are particularly suited to reducing the magnitude of peak storm discharges from impervious areas*” and “are *best suited to sandy soils with deep groundwater*”. “*Soils with low hydraulic conductivities... are more susceptible to clogging and require enhanced pretreatment*” (Derwent Estuary Program, 2012).

Lots needing on-site stormwater management are required to be capable of accommodating the future use and development of the land, specifically with regard to:

- The size of the lot;
- Topography of the site;
- Soil conditions;
- Any existing buildings on the site;
- Any area of the site covered by impervious surfaces; and
- Any watercourse on the land.”

The on-site detention and infiltration will be sufficient for stormwater flows generated by a 5% Annual Exceedance Probability (AEP) storm event for a proposed dwelling on land zoned low density residential.

5.2 Soil Category and Permeability of Soil

Conditions encountered during the geotechnical investigation indicate that the subsurface profile can be typically characterised as high plasticity sandy silt which falls under the category of “sandy clay” (Engineers Australia, 2006).

From Water Sensitive Urban Design (Derwent Estuary Program, 2012), Section 10.3.1.2, the saturated hydraulic conductivity (K_{sat}) for sandy clay is 1×10^{-5} to 5×10^{-5} m/s (36 to 180mm/hour).

A moderation factor (U) to account for the non-homogeneous nature of soil, to convert “point” hydraulic conductivity (K_h) to “areal” K_h for sandy soils of 1.0 has been adopted as per Australian Runoff Quality (Engineers Australia, 2006).

5.3 Catchment

According to the Australian Bureau of Statistics (2020), the main floor area of a newly built Tasmanian home is 187.9m². Assuming a factor of safety of approximately 1.5 for the inclusion of other roofed/impermeable surfaces, a generic area of 300m² has been adopted for an idealised dwelling on the proposed lot with the purpose of assessing the site’s capacity to manage on-site stormwater.

5.4 Sizing the Detention Storage

5.4.1 General

The required storage volume of an infiltration system is defined by the difference in inflow and outflow volumes for the duration of a storm (AS 3500-2021). The inflow volume is a product of rainfall, contributing area and the runoff coefficient connected to the infiltration system, i.e.,

$$\text{Inflow volume (for storm duration } D, m^3) = C \times I \times A \times \frac{D}{1000}$$

Where:

C is the runoff coefficient (taken as 1.0 for roofed areas and 0.9 for paved areas (Standards Australia Limited, 2021)

I is the probabilistic rainfall intensity (mm/hr)

A is the contributing area connected to the infiltration system (m²)

D is the storm duration (hours)

Outflow from the infiltration system is via the base and sides of the infiltration system and depends on the area and depth of the infiltration system. In computing the infiltration from the walls of an infiltration system, Australian Runoff Quality (Engineers Australia, 2006) suggests that pressure is hydrostatically distributed and thus equal to half the depth of water over the bed of the infiltration system, i.e.,

$$\text{Outflow volume (for storm duration } D, m^3) = \left[(A_{inf}) + \left(P \times \frac{d}{2} \right) \right] \times U \times K_h \times D / 1000$$

Where:

Preliminary On-site Wastewater and Stormwater Disposal Evaluation

K_h is the “point” saturated hydraulic conductivity (mm/hr)

A_{inf} is the infiltration area (m^2)

P is the perimeter length of the infiltration area (m)

d is the depth of the infiltration system (m)

U is the “point” soil hydraulic conductivity moderating factor (see Section 5.2)

D is the storm duration (hours)

The required storage volume of an infiltration system can be computed as follows:

$$\text{Required storage (m}^3\text{)} = \text{Inflow volume (m}^3\text{)} - \text{outflow volume (m}^3\text{)}$$

The Intensity-Frequency-Design (IFD) rainfall curve and table for the site was generated from the Bureau of Meteorology IFD data website (Australian Bureau of Meteorology, 2024).

Design rainfall events with durations of 5 minutes up to 72 hours were calculated.

Detention and absorption of the collected stormwater will be in a gravel-filled soak-away detention trench filled with 20mm to 40mm nominal size gravel. The gravel-filled trench has a nominal porosity of 0.3.

Adopting a soak-away detention trench volume of $11.5m^3$ (23.0m long x 1m wide x 0.5m deep), Table 1 and Figure A below show the maximum required storage volume (volume of stormwater generated less infiltration into the soil) to be at a maximum for a 25-minute duration 5% AEP storm event, with the percentage of the design rainfall event able to be stored in the trench being 96.7% of the trench capacity. 5% AEP design rainfall events with durations of 120-minute and greater, have a higher infiltration capacity into the soil than the volume of stormwater generated.

Preliminary On-site Wastewater and Stormwater Disposal Evaluation

Table 1: IFD Rainfall events, volume of rainfall captured, infiltration, and trench storage capacity.

Duration (min)	Duration (hours)	AEP 5% (mm/hr)	Volume in (m³)	Infiltration (m³)	Required Storage Volume (m³)	Trench Storage Capacity (%)
5	0.08	105	2.63	0.53	2.10	60.9%
10	0.17	77.7	3.89	1.05	2.84	82.2%
15	0.25	63.3	4.75	1.58	3.17	92.0%
20	0.33	54.1	5.41	2.10	3.31	95.9%
25	0.42	47.7	5.96	2.63	3.34	96.7%
30	0.50	42.9	6.44	3.15	3.29	95.2%
45	0.75	33.6	7.56	4.73	2.84	82.2%
60	1	28.2	8.46	6.30	2.16	62.6%
90	1.5	21.9	9.86	9.45	0.40	11.7%
120	2	18.3	10.98	12.60	-1.62	
180	3	14.1	12.69	18.90	-6.21	
270	4.5	10.9	14.72	28.35	-13.64	
360	6	9.12	16.42	37.80	-21.38	
540	9	7.02	18.95	56.70	-37.75	
720	12	5.81	20.92	75.60	-54.68	
1080	18	4.43	23.92	113.40	-89.48	
1440	24	3.63	26.14	151.20	-125.06	
1800	30	3.09	27.81	189.00	-161.19	
2160	36	2.71	29.27	226.80	-197.53	
2880	48	2.19	31.54	302.40	-270.86	
4320	72	1.6	34.56	453.60	-419.04	

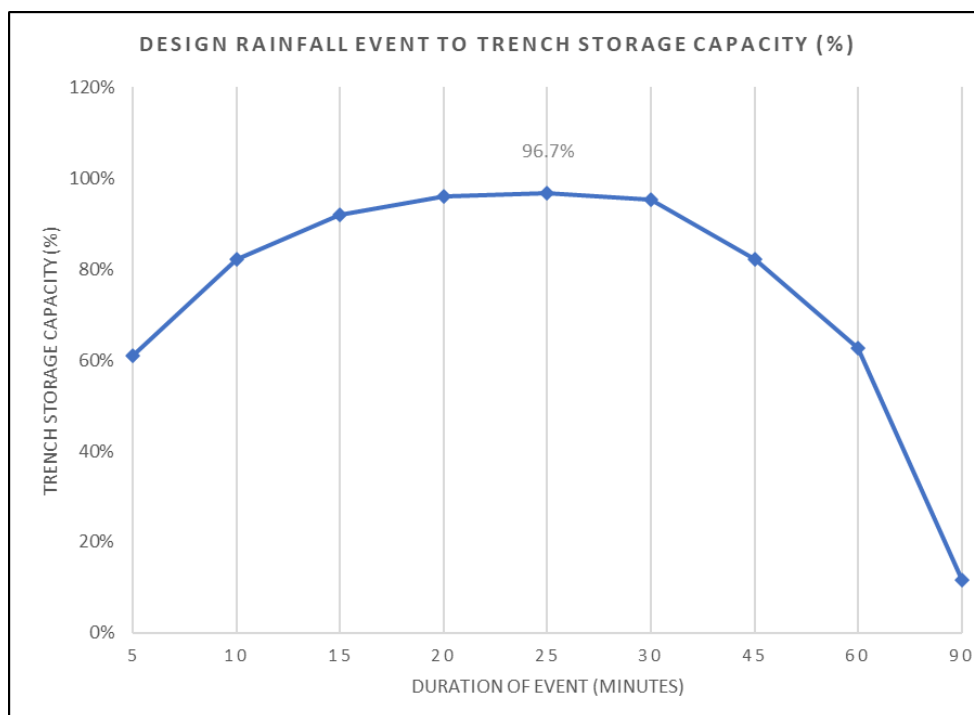


Figure A: Design Rainfall Event to Trench Storage Capacity (%)

5.5 Setbacks

As per Water Sensitive Urban Design – Table 0-2 (Derwent Estuary Program, 2012), and due to the site being classed as sandy clay, the soak-away detention trench is to be set back at least 2.0m from structures and property boundaries. The soak-away detention trench is to be located downslope of on-site wastewater disposal areas.

6 CONCLUSIONS

The results of the investigation indicate that the proposed new vacant lot has sufficient available area suitable for the disposal of domestic effluent by way of secondary treated wastewater and sub-surface irrigation or a raised bed, including sufficient reserve area.

The on-site wastewater disposal system servicing the existing dwelling is contained within the proposed southern lot and sufficiently set back from the proposed lot boundary.

There is sufficient area available for the disposal of stormwater on the proposed lot.

7 REFERENCES

- A Wilson, H. A.-W. (2021). *Tasmanian Stormwater Policy Guidance and Standards for Development*. Hobart: Derwent Estuary Program and Local Government Association of Tasmania.
- Australian Bureau of Meteorology. (2024, February). *Design Rainfall Data System (2016)*. Retrieved from <http://www.bom.gov.au/water/designRainfalls/revised-ifd/>
- Australian Bureau of Statistics. (2020). *Characteristics of new residential dwellings - A 15 year summary*. Retrieved from <https://www.abs.gov.au/articles/characteristics-new-residential-dwellings-15-year-summary>
- Derwent Estuary Program. (2012). *Water Sensitive Urban Design*. Retrieved from <https://www.derwentestuary.org.au/water-sensitive-urban-design/>
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- Intergovernmental Committee on Surveying and Mapping. *Elvis - Elevation and Depth - Foundation Spatial Data*. Retrieved from <https://elevation.fsdf.org.au/>
- Standards Australia Limited. (2021). *AS/NZS 3500.3 Plumbing and Drainage Part 3: Stormwater Drainage*. Sydney: SAI Global Limited.

Preliminary On-site Wastewater and Stormwater Disposal Evaluation

Attachments:

Limitations of report

Drawing 1 – Locality Plan

Appendix A – Borehole Logs & Explanation Sheets

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

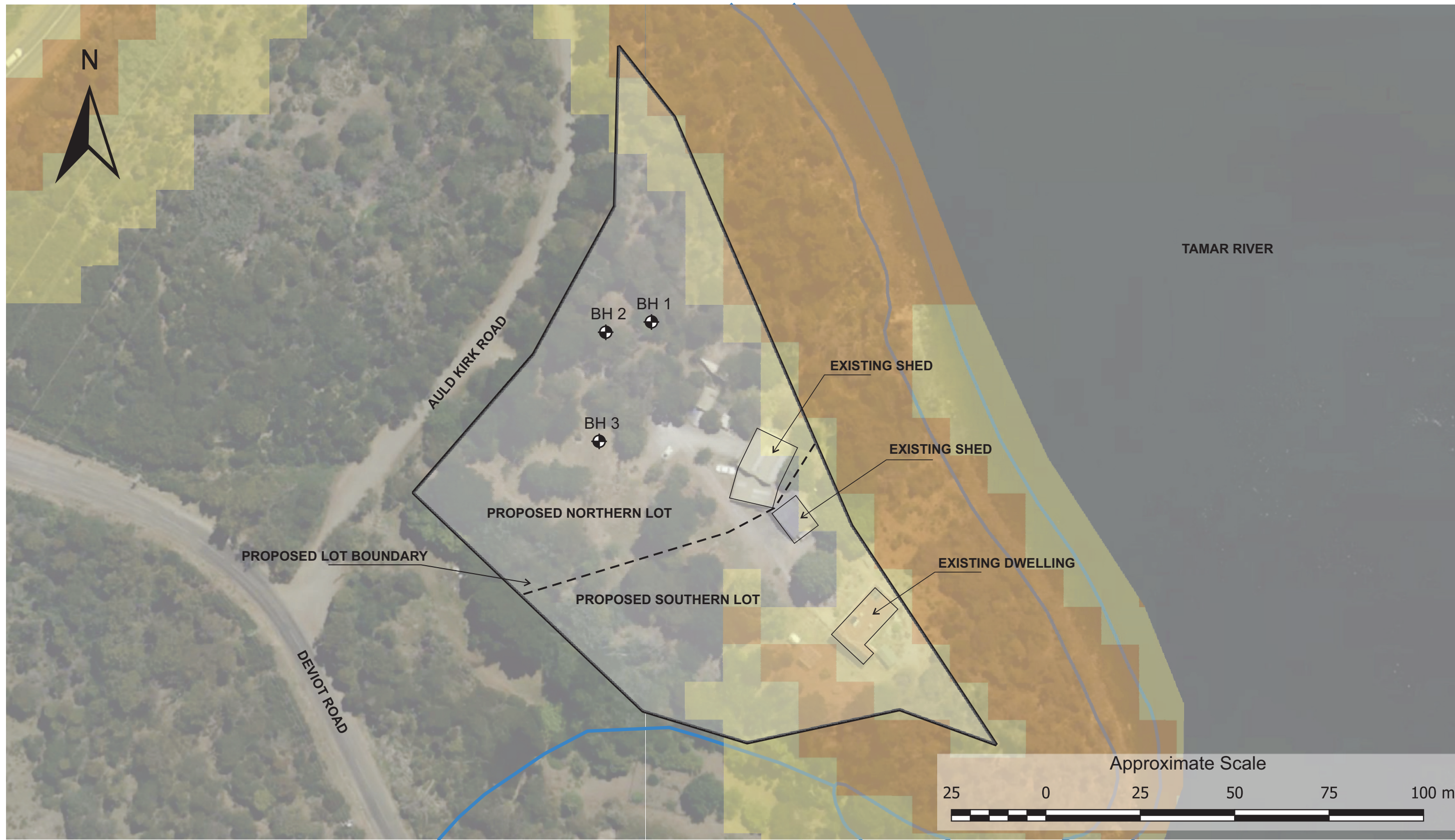
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

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
-  Low Landslide Hazard Band (LIST)
-  Medium Landslide Hazard Band (LIST)
-  Hydrographic Lines

GEOTON Pty Ltd				Client: MR BILL WRIGHT	
				Project: 173 AULD KIRK ROAD DEVIOT	
Date	22/05/2025	Drawn	TL	Title: LOCALITY PLAN	
Scale	1 : 1000	Approved	TB	Project no: GL25222A	
Original size	A3	Rev		Drawing no.	1

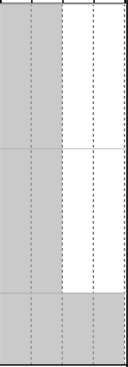
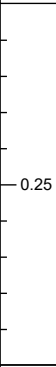
Appendix A

Borehole Logs

Client : Mr Bill Wright
Project : Preliminary On-site Wastewater & Stormwater Evaluation
Location : 173 Auld Kirk Road, Deviot

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25222A
Logged : TL
Logged Date : 20/05/2025
Drill Rig : Honey Badger - 95mm

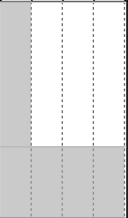
Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm							.	FILL - Sandy SILT - low plasticity, dark brown, medium grained sand,	M	F	FILL
							MH	Sandy SILT - high plasticity, yellow brown, medium grained sand, with medium gravel,	M	St	NATURAL
								BH1 refusal at 0.5m (refusal on rock)			

ENGINEERING BOREHOLE LOG: BH2

Client : Mr Bill Wright
Project : Preliminary On-site Wastewater & Stormwater Evaluation
Location : 173 Auld Kirk Road, Deviot

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25222A
Logged : TL
Logged Date : 20/05/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm					0.25		MH	Sandy SILT - high plasticity, yellow brown, medium grained sand, with medium gravel,	M	St	
								BH2 refusal at 0.3m (refusal on rock)			

ENGINEERING BOREHOLE LOG: BH3

Client : Mr Bill Wright
Project : Preliminary On-site Wastewater & Stormwater Evaluation
Location : 173 Auld Kirk Road, Deviot

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25222A
Logged : TL
Logged Date : 20/05/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm							.	FILL - Sandy SILT - low plasticity, dark brown, medium grained sand,	M	F	FILL
					0.25		MH	Sandy SILT - high plasticity, yellow brown, medium grained sand, with medium gravel,	M	St	NATURAL
					0.50						
								BH3 refusal at 0.6m (refusal on rock)			

Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

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

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

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

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely weathered material	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					
			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.	