

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00210
Applicant	Honed Architecture & Design
Proposal	Residential - Construction of a Dwelling with Attached Decks and Separate Garage
Location	40 Wrinklers Drive, Scamander (CT 188325/34)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 31st October 2026 **until 5pm Monday 16th November 2026.**

John Brown
GENERAL MANAGER

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	14.09.26	DEVELOPMENT APPLICATION	mb	mb
B	20.10.26	RESPONSE TO RFI	mb	mb

NOTE:

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

DO NOT SCALE OF DRAWINGS.

CONFIRM ALL SIZES AND HEIGHTS ON SITE.

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

DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

COVER SHEET

DRAWN: MB

CHECKED: MB

SCALE: NTS @ A3

DATE: JULY_2026

PROJECT NO. 2610

DRAWING NO. A-DA-01 B

DEVELOPMENT APPLICATION FOR PROPOSED RESIDENCE 40 WRINKLERS DRIVE SCAMANDER, TASMANIA

NOTE:

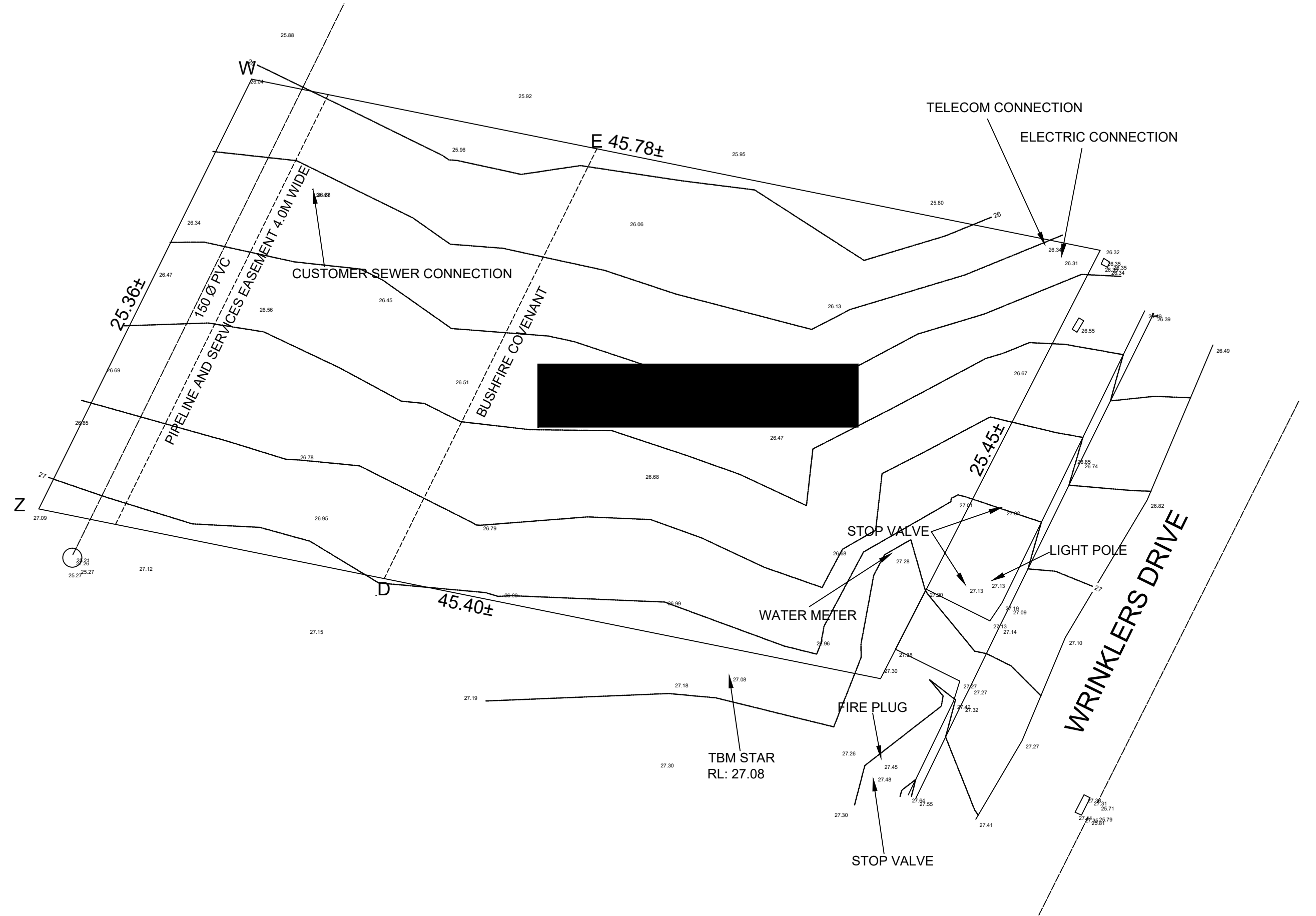
ARCHITECT: MICHAEL BERNACKI (929)
ACCREDITATION NUMBER: CC6490
LAND TITLE REF NUMBER: 188325 / 34
FLOOR AREA: SEE BELOW
SOIL CLASSIFICATION: REFER TO REPORT
CLIMATE ZONE: 7
BAL: TBC
ALPINE AREA: N/A
CORROSION ENVIRONMENT: N/A
FLOODING: NO
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: NO
MINE SUBSIDENCE: NO
LANDFILL: NO
GROUND LEVELS: REFER PLAN

HOUSE AREA	- 137M2 = 14.74SQ
GARAGE AREA	- 72M2 = 7.75SQ
EAST DECK	- 12M2 = 1.29SQ
WEST DECK	- 32M2 = 3.44SQ

TOTAL AREA	- 253M2 = 27.23SQ
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SITE AREA	- 1116M2
SITE COVERAGE	- 22%

DRAWING No.	DRAWING TITLE
A-DA-01	Cover Sheet
A-DA-02	Land Survey
A-DA-03	Site Plan
A-DA-04	Level 1 Site Plan
A-DA-05	House - Level 1 Plan
A-DA-06	House - Roof Plan
A-DA-07	Shed - Level 1 & Roof Plan
A-DA-08	House - Northern Elevation
A-DA-09	House - Eastern Elevation
A-DA-10	House - Southern Elevation
A-DA-11	House - Western Elevation
A-DA-12	Shed - Northern & Eastern Elevations
A-DA-13	Shed - Southern & Western Elevations



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	14.09.26	DEVELOPMENT APPLICATION	mb	mb
B	20.10.26	RESPONSE TO RFI	mb	mb

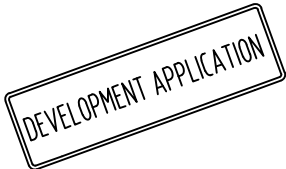
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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

LAND SURVEY

DRAWN: MB

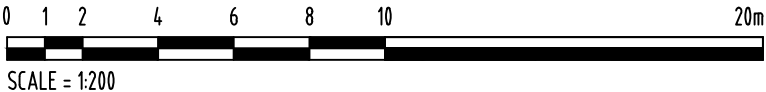
CHECKED: MB

SCALE: 1:200 @ A3

DATE: JULY_2026

PROJECT NO. 2610

DRAWING NO. A-DA-02 B





REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	14.09.26	DEVELOPMENT APPLICATION	mb	mb
B	28.10.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

SITE PLAN

DRAWN: MB

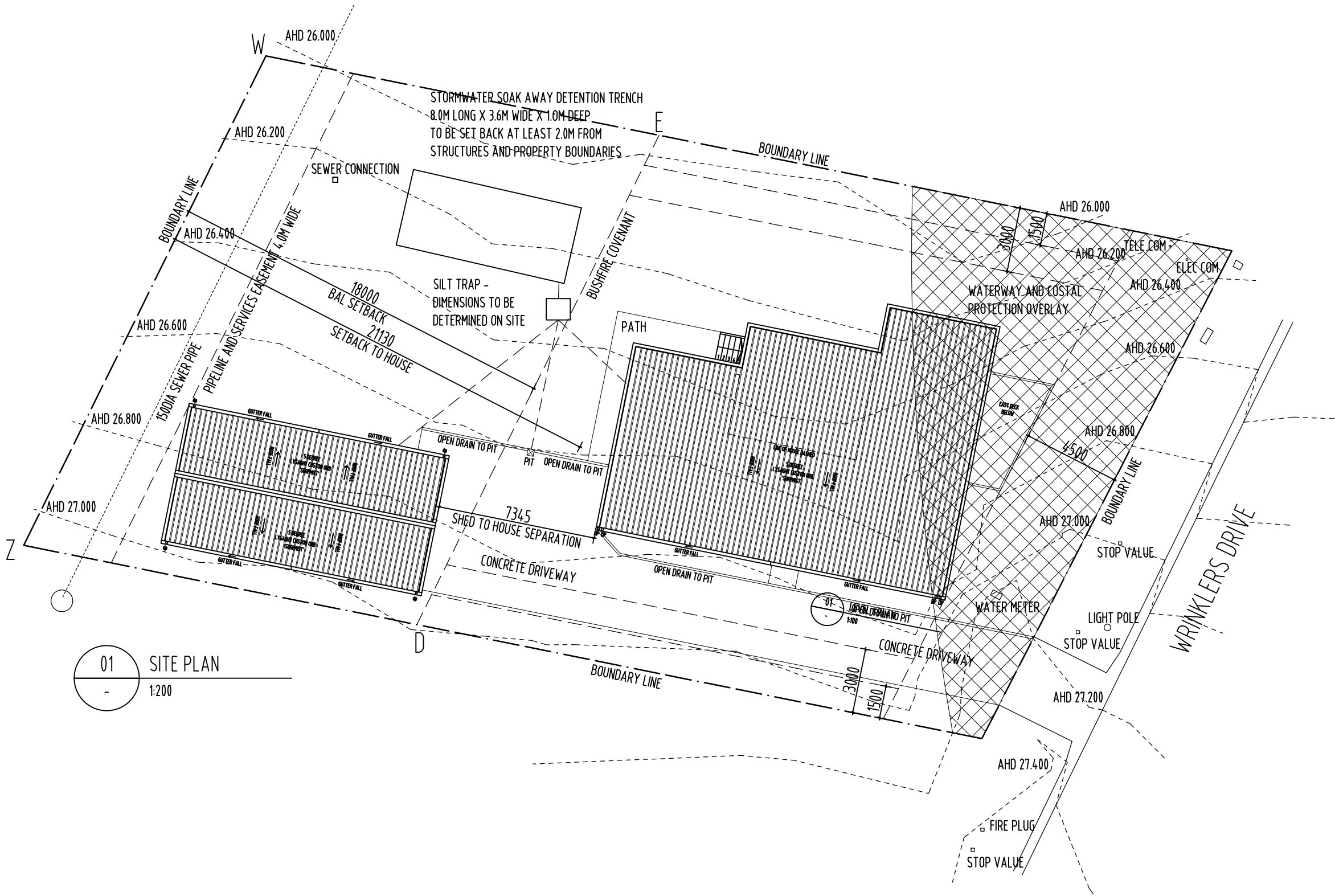
CHECKED: MB

SCALE: 1:200 @ A3

DATE: JULY 2026

PROJECT NO. 2610

DRAWING NO. A-DA-03 B



01 SITE PLAN
1:200



REVISION

No	DATE	DESCRIPTION	BY	CHECK
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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

LEVEL 1
SITE PLAN

DRAWN:

MB

CHECKED:

MB

SCALE:

1:200 @ A3

DATE:

JULY_2026

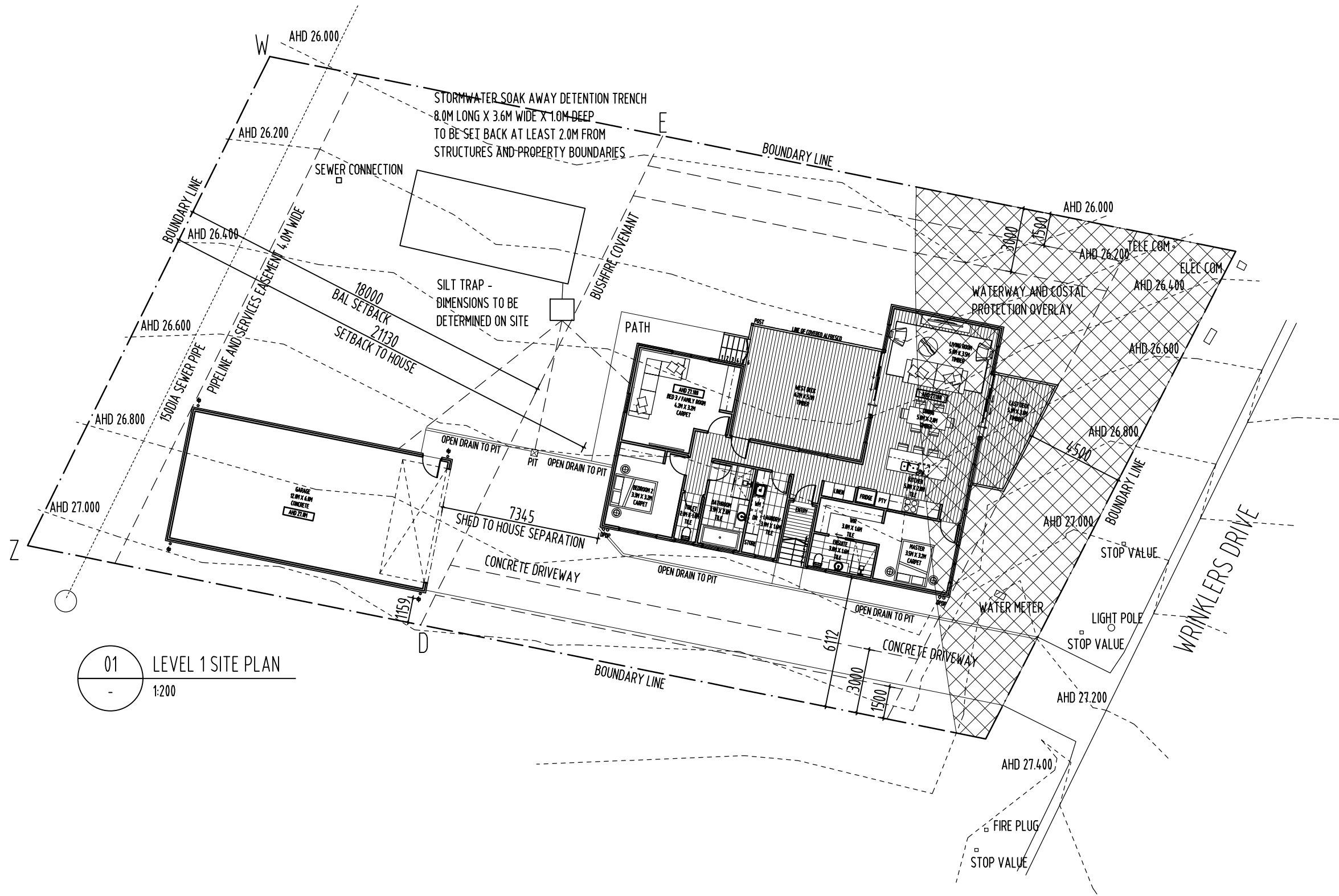
PROJECT NO.

2610

DRAWING NO.

A-DA-04

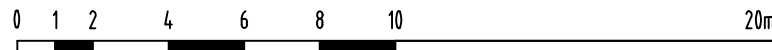
B



01

LEVEL 1 SITE PLAN

1:200



SCALE = 1:200



REVISION				
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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

HOUSE
LEVEL 1 PLAN

DRAWN: MB

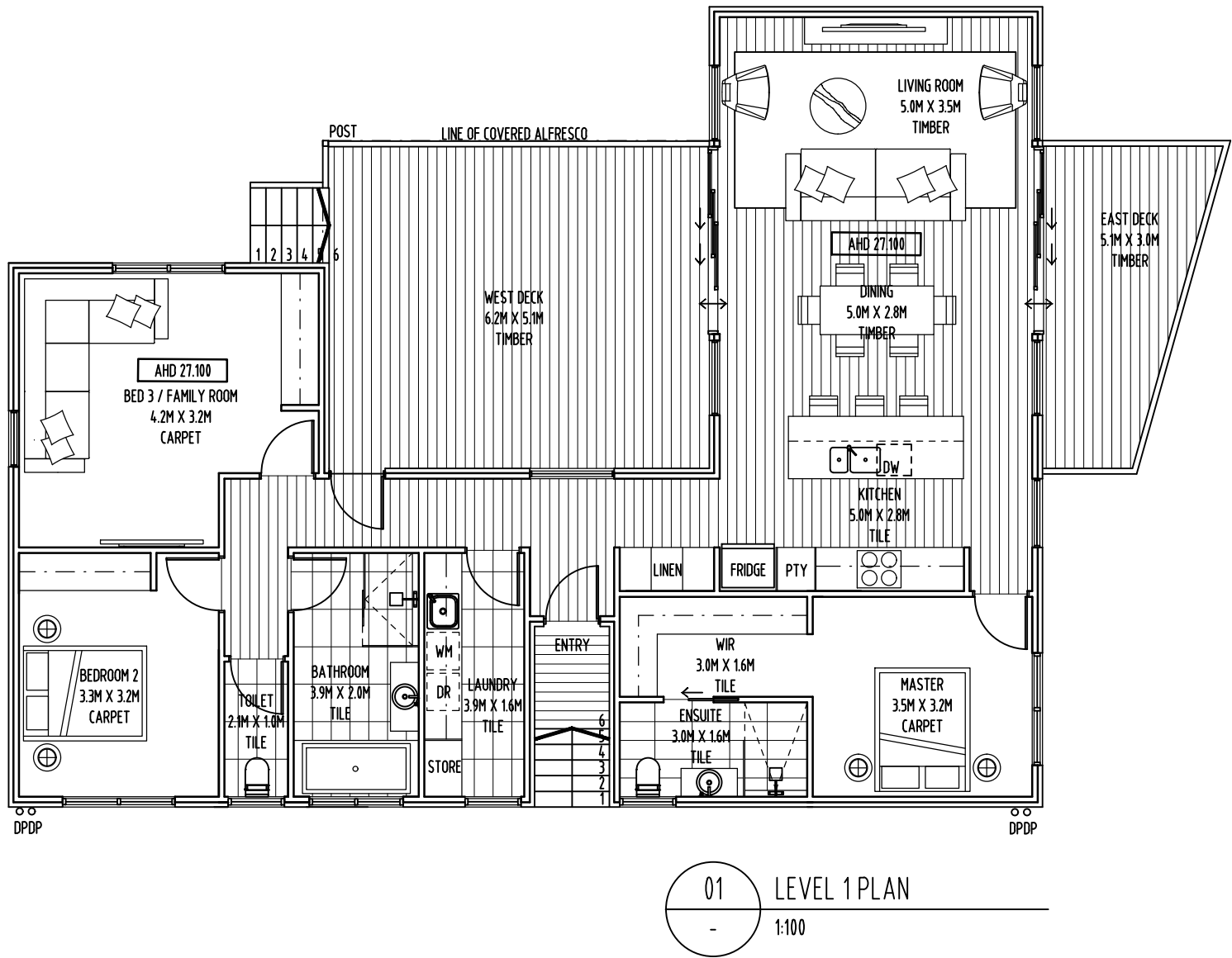
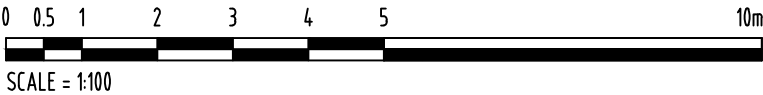
CHECKED: MB

SCALE: 1:100 @ A3

DATE: JULY_2026

PROJECT NO. 2610

DRAWING NO. A-DA-05 B





REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	14.09.26	DEVELOPMENT APPLICATION	mb	mb
B	20.10.26	RESPONSE TO RFI	mb	mb

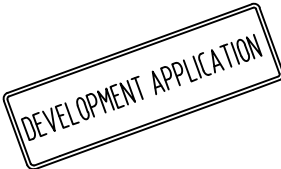
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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

HOUSE
ROOF PLAN

DRAWN: MB

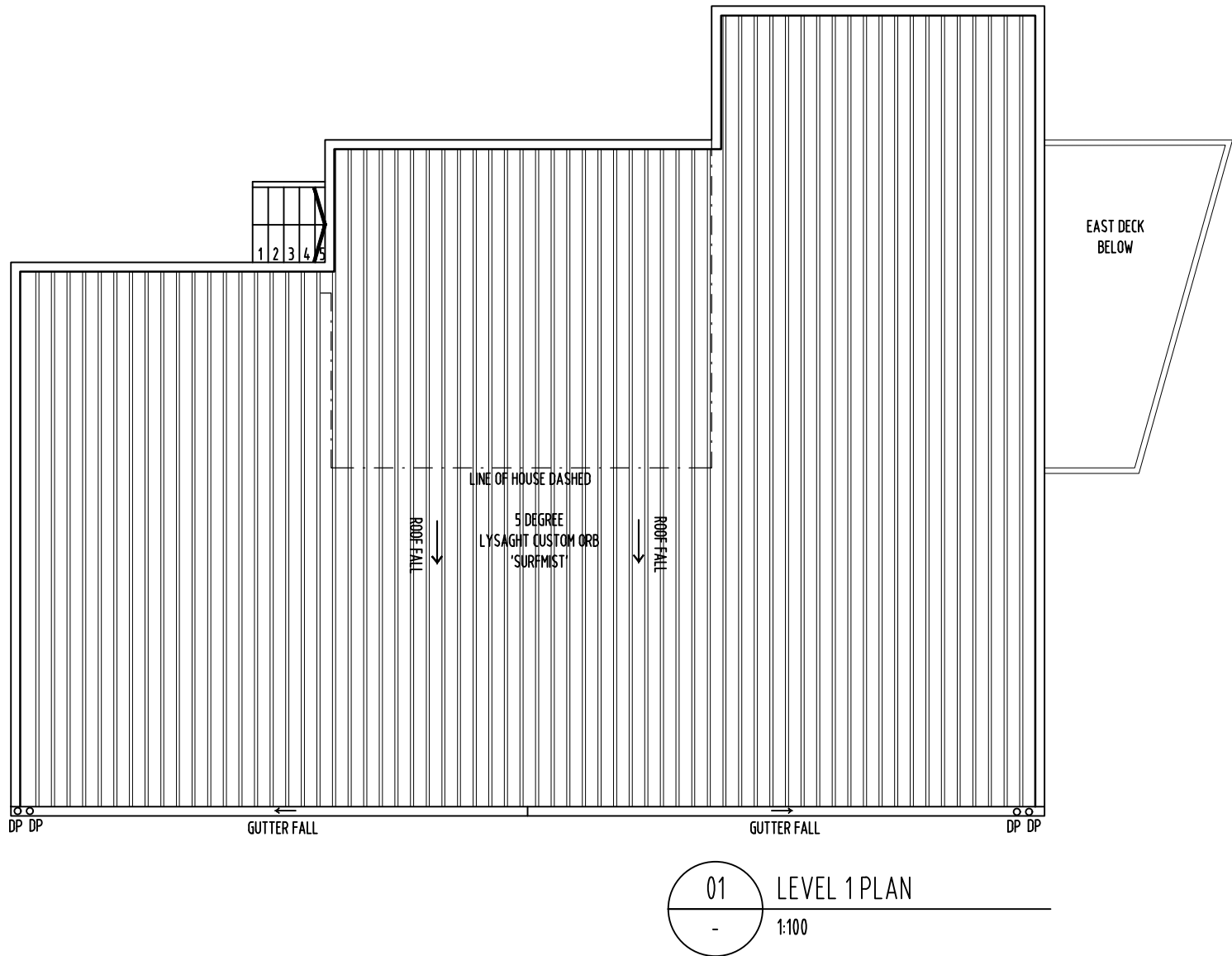
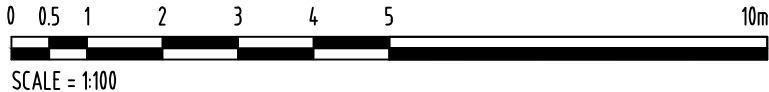
CHECKED: MB

SCALE: 1:100 @ A3

DATE: JULY 2026

PROJECT NO. 2610

DRAWING NO. A-DA-06 B



REVISION					
No	DATE	DESCRIPTION	BY	CHECK	
A	14.09.26	DEVELOPMENT APPLICATION	mb	mb	
B	20.10.26	RESPONSE TO RFI	mb	mb	

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DEVELOPMENT APPLICATION



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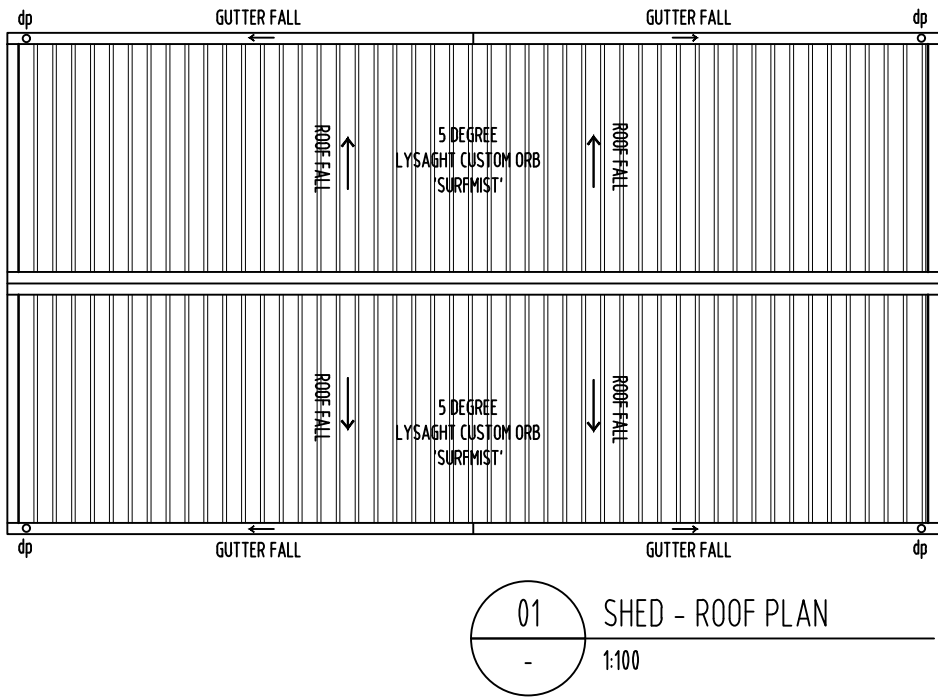
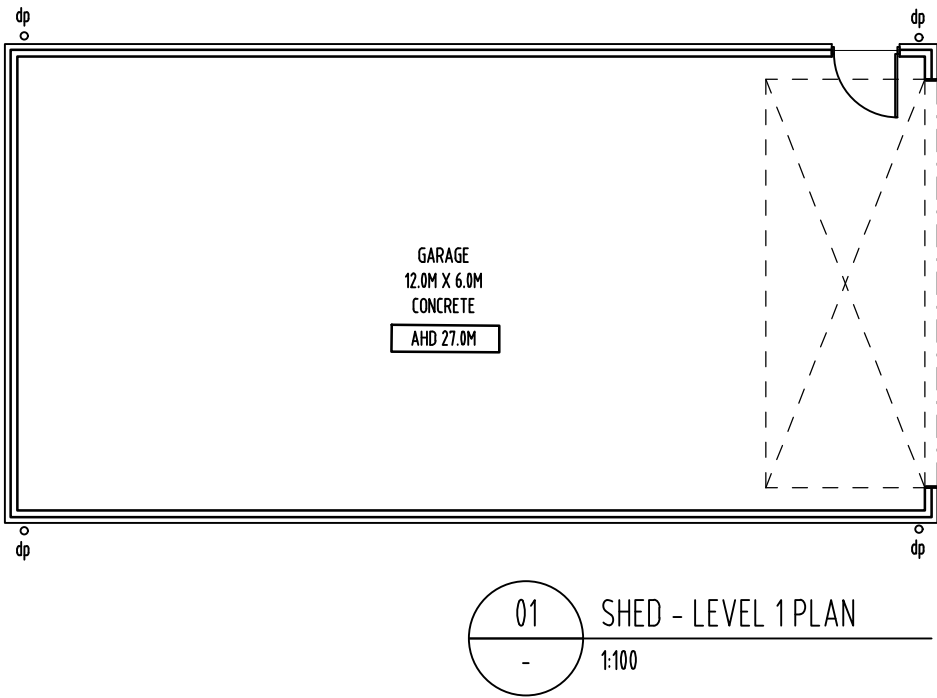
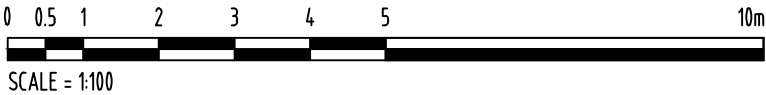
PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

SHED
LEVEL 1 & ROOF PLANS

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	JULY_2026
PROJECT NO.	2610
DRAWING NO.	A-DA-07



REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	14.09.26	DEVELOPMENT APPLICATION	mb	mb
B	20.10.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



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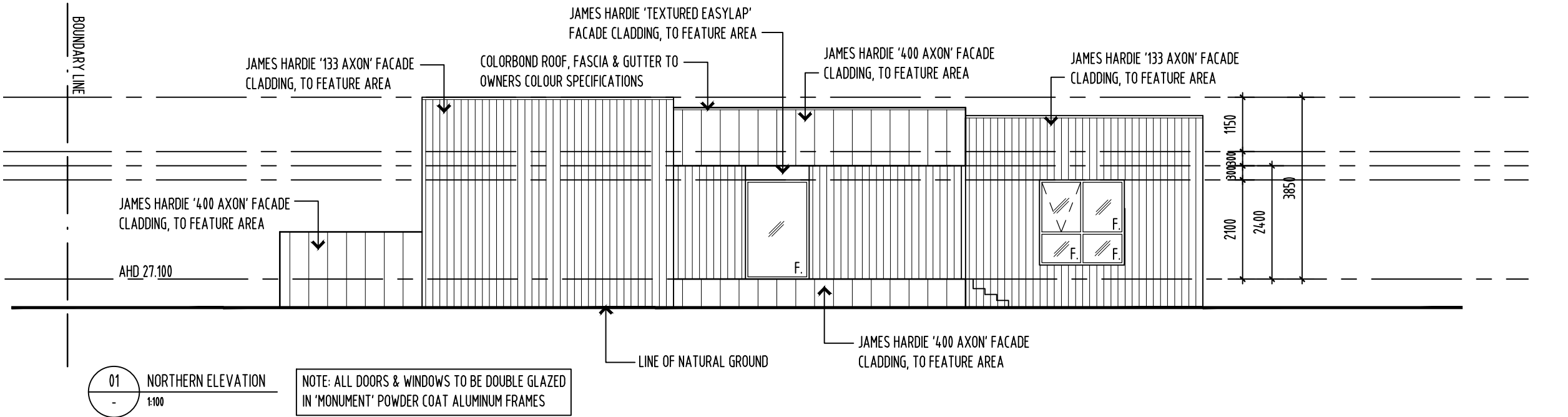
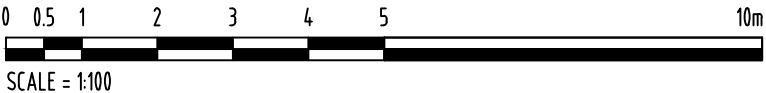
PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

HOUSE
NORTHERN ELEVATION

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	JULY_2026
PROJECT NO.	2610
DRAWING NO.	A-DA-08



REVISION					
No	DATE	DESCRIPTION	BY	CHECK	
A	14.09.26	DEVELOPMENT APPLICATION	mb	mb	
B	20.10.26	RESPONSE TO RFI	mb	mb	

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DEVELOPMENT APPLICATION



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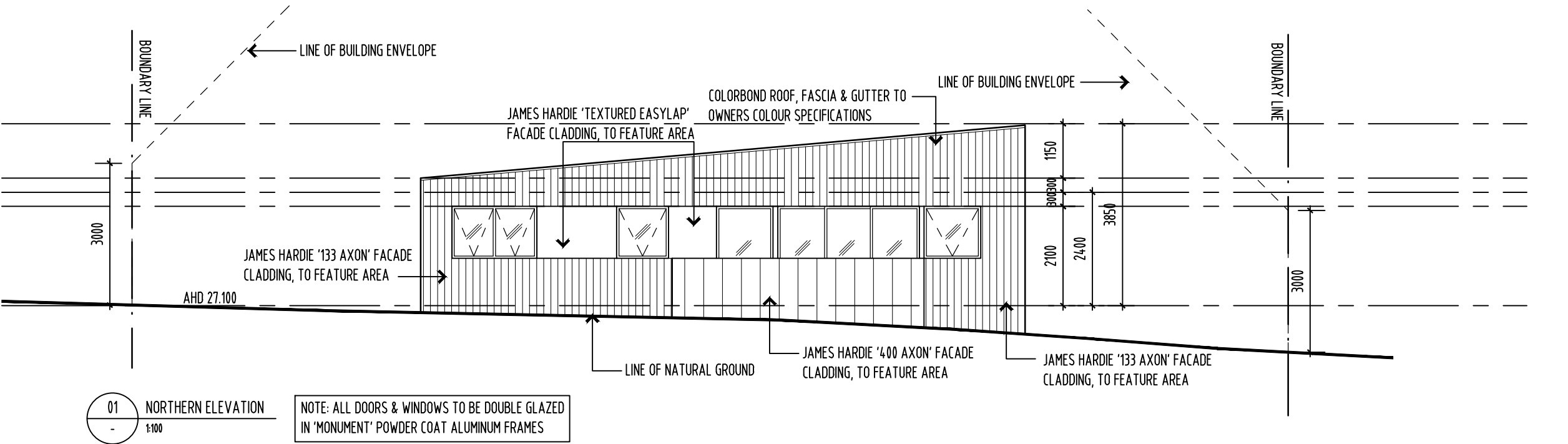
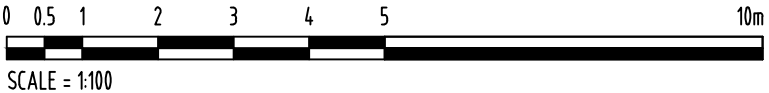
PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

HOUSE
EASTERN ELEVATION

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	JULY_2026
PROJECT NO.	2610
DRAWING NO.	A-DA-09 B



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	14.09.26	DEVELOPMENT APPLICATION	mb	mb
B	20.10.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

HOUSE
SOUTHERN ELEVATION

DRAWN: MB

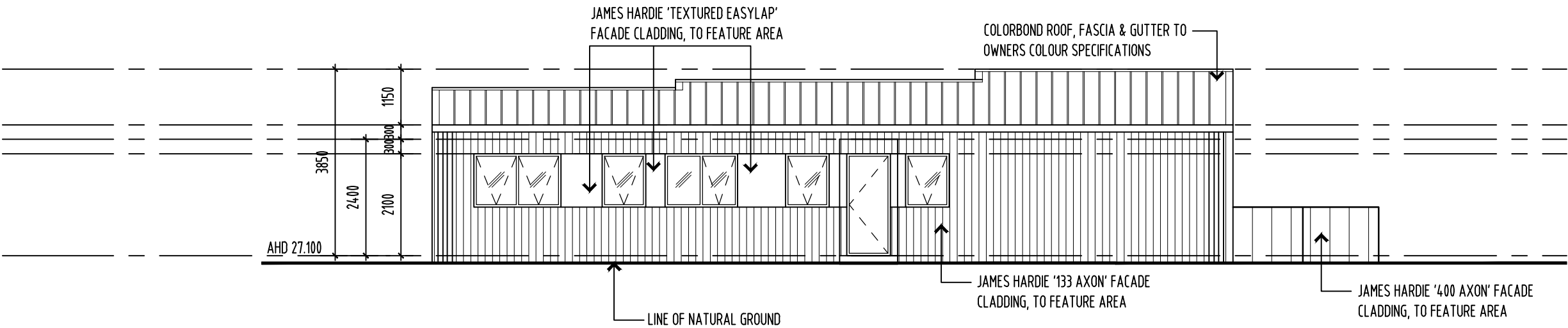
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SCALE: 1:100 @ A3

DATE: JULY_2026

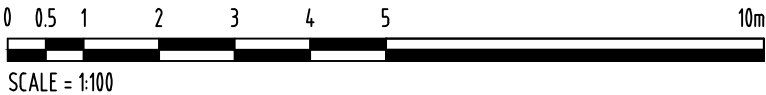
PROJECT NO. 2610

DRAWING NO. A-DA-10 B



01 NORTHERN ELEVATION
- 1:100

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



REVISION

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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

HOUSE
WESTERN ELEVATION

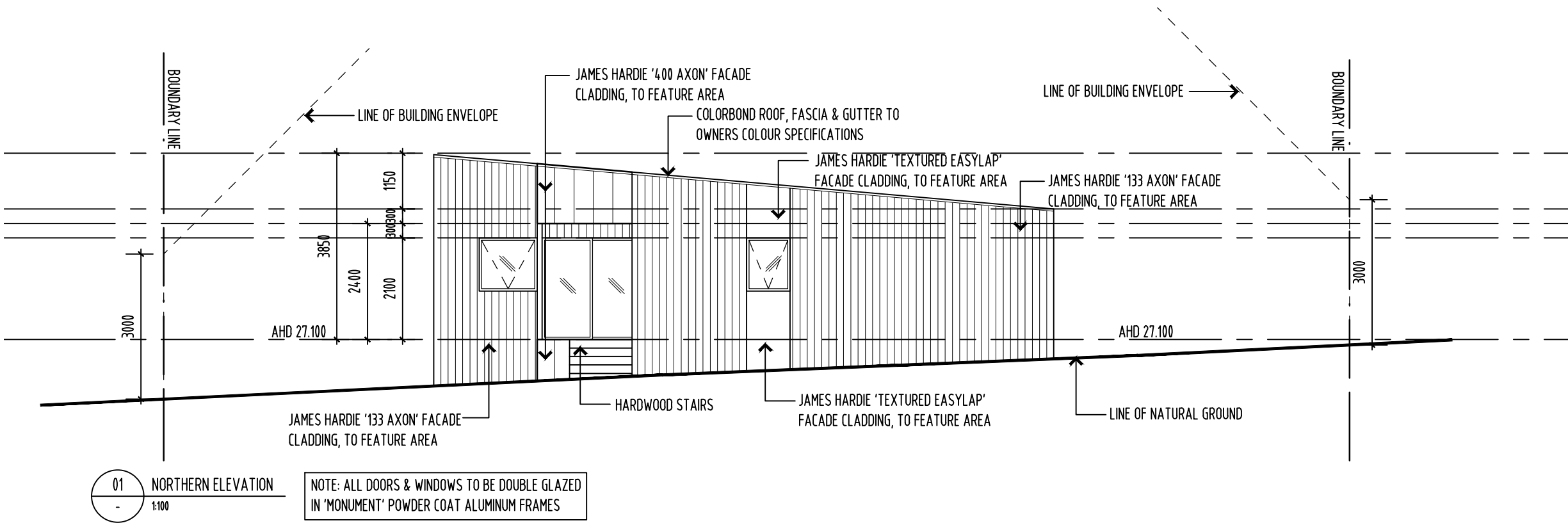
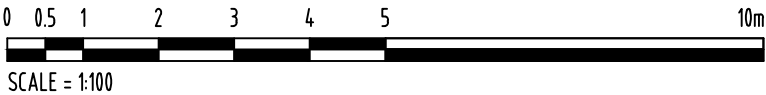
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CHECKED: MB

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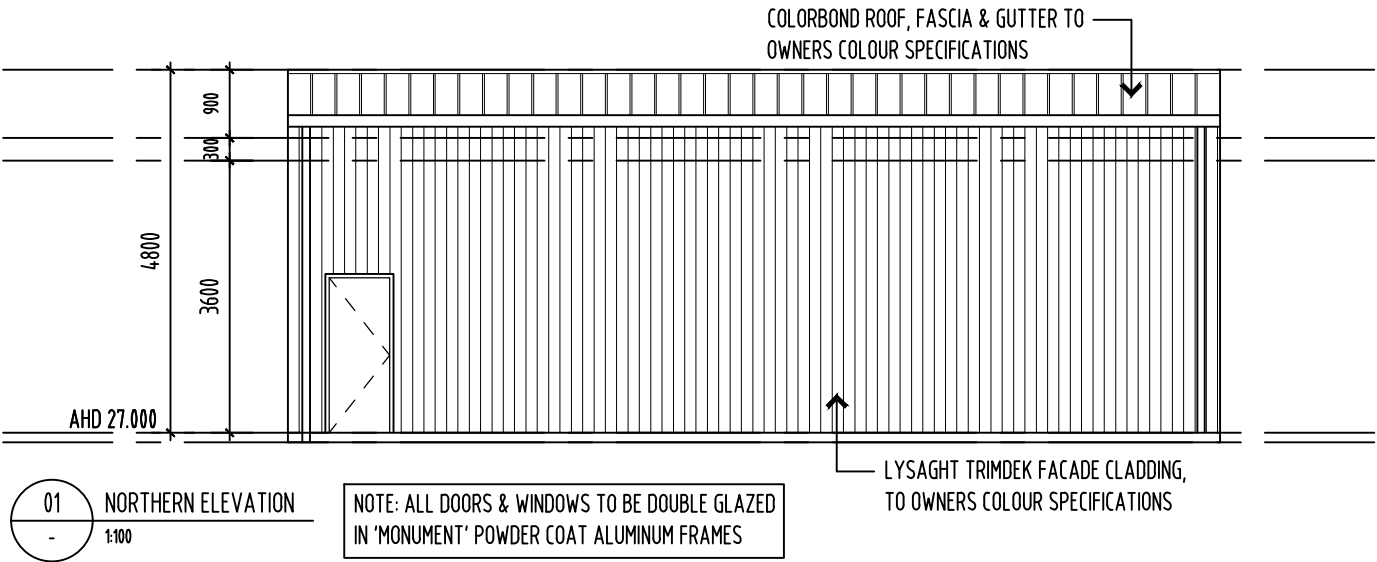
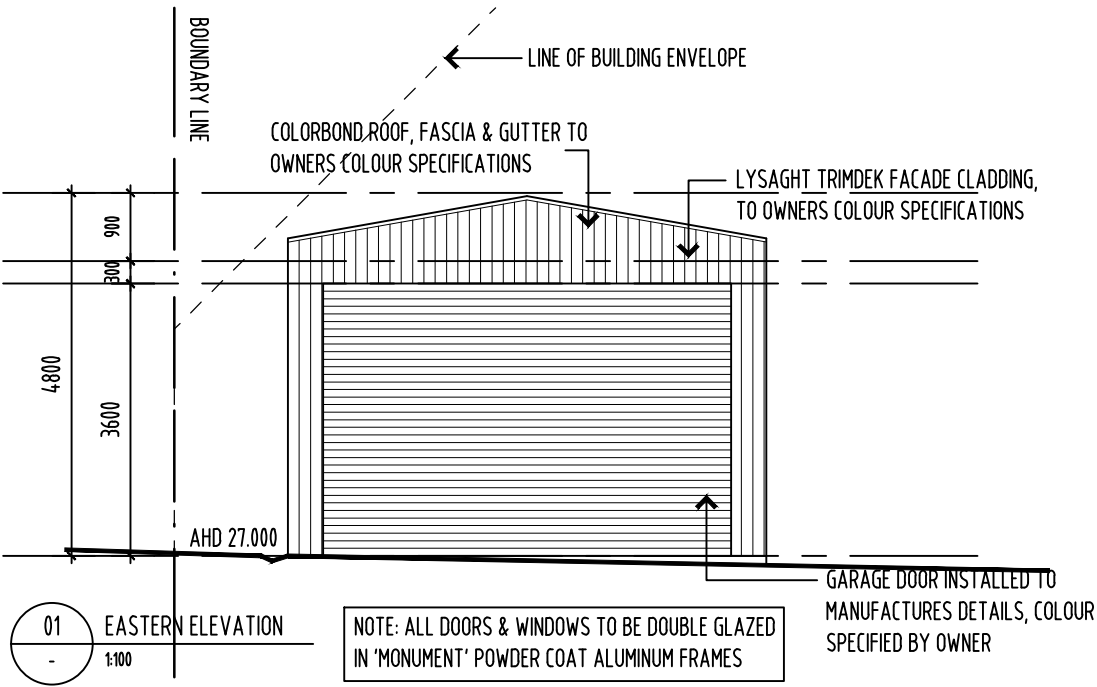
DATE: JULY_2026

PROJECT NO. 2610

DRAWING NO. A-DA-11 B



REVISION					
No	DATE	DESCRIPTION	BY	CHECK	
A	14.09.26	DEVELOPMENT APPLICATION	mb	mb	
B	20.10.26	RESPONSE TO RFI	mb	mb	



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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

SHED
NORTHERN & EASTERN
ELEVATIONS

DRAWN: MB

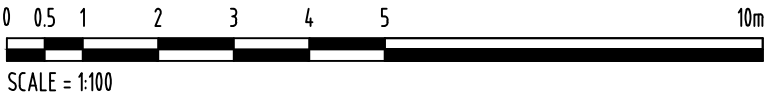
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SCALE: 1:100 @ A3

DATE: JULY_2026

PROJECT NO. 2610

DRAWING NO. A-DA-12 B



REVISION

No	DATE	DESCRIPTION	BY	CHECK
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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
40 WRINKLERS DRIVE
SCAMANDER

DRAWING TITLE:

SHED
SOUTHERN & WESTERN
ELEVATIONS

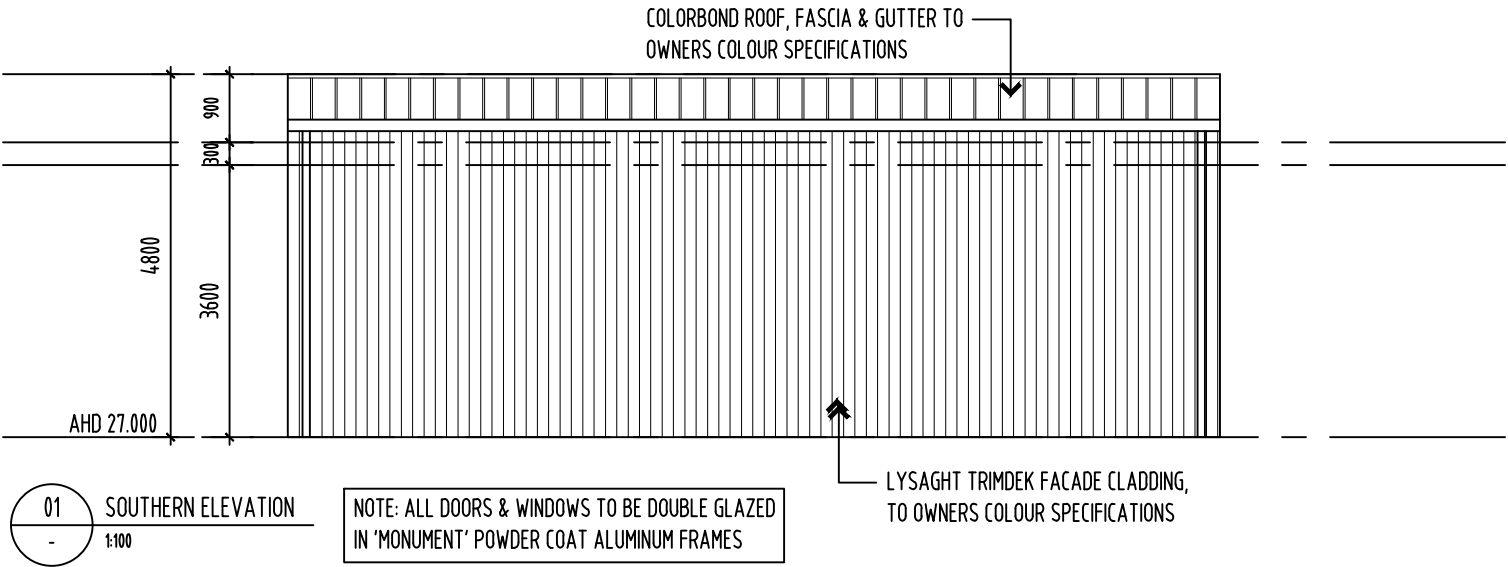
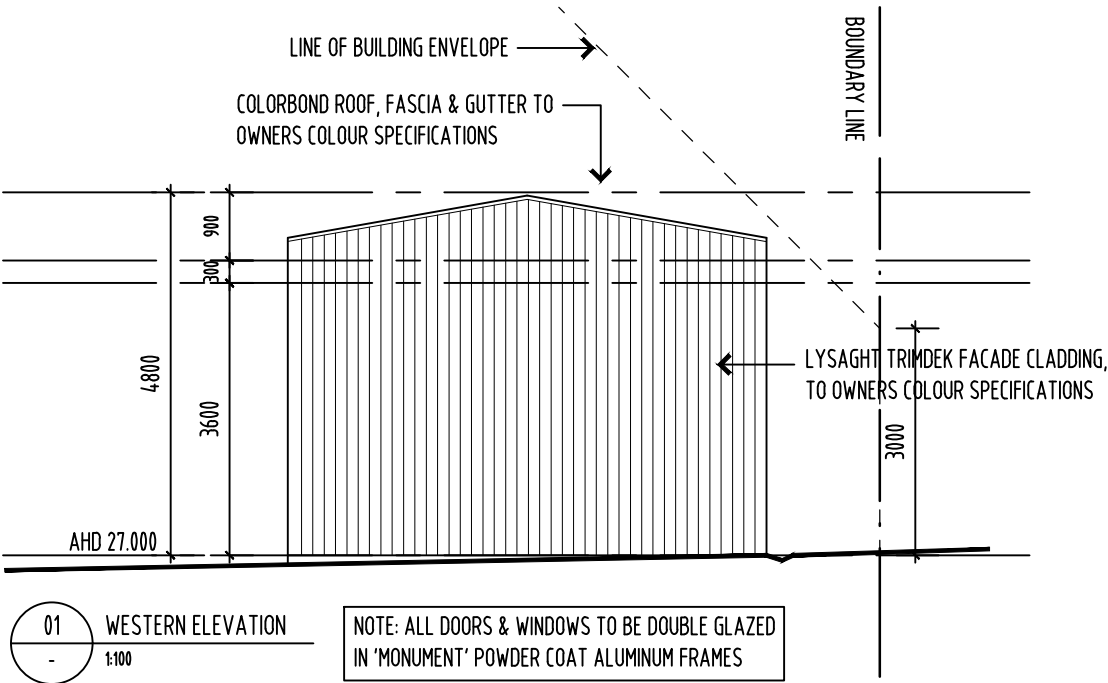
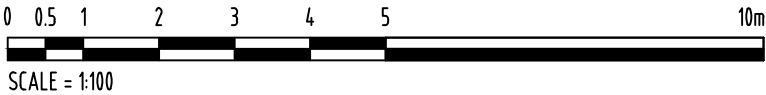
DRAWN:	MB
CHECKED:	MB

SCALE: 1:100 @ A3

DATE: JULY_2026

PROJECT NO. 2610

DRAWING NO. A-DA-13 B



20th October 2026

Break O'Day Council
32-34 Georges Bay Esplanade,
St Helens, Tasmania,
Australia, 7216

Attention: Planning Department

Subject:



Michael Bernacki
Registered Architect

PO Box 147
Launceston
Tasmania
Australia 7250

Mobile: 0417541646
Email: mbernacki@honedarchitecture.com

Response to Request For Information (RFI) for a new residence and detached shed located at 40 Wrinklers Drive, Scamander.

To whom it May Concern:

C7.0 Natural Assets Code
C7.6 Development Standards for Buildings and Works
P1.1

Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) impacts caused by erosion, siltation, sedimentation and runoff; *The site is relatively flat and with the soil conditions being gravel and sands, it drains extremely efficiently. We strongly believe there will be no impact to erosion, siltation, sedimentation and runoff to neighbour properties.*
- (b) impacts on riparian or littoral vegetation; *The site contains no existing vegetation.*
- (c) maintaining natural streambank and streambed condition, where it exists; *N/A*
- (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; *N/A*
- (e) the need to avoid significantly impeding natural flow and drainage; *We do not believe we will be impeding any natural flow or drainage on the land.*
- (f) the need to maintain fish passage, where known to exist; *N/A*
- (g) the need to avoid land filling of wetlands; *N/A*
- (h) the need to group new facilities with existing facilities, where reasonably practical; *N/A*
- (i) minimising cut and fill; *There will be no cut or filling proposed.*
- (j) building design that responds to the particular size, shape, contours or slope of the land; *We believe we are designing consistent to the existing neighbouring buildings, the size of the home is small, the slope of the land is staying intact.*
- (k) minimising impacts on coastal processes, including sand movement and wave action; *N/A*
- (l) minimising the need for future works for the protection of natural assets, infrastructure and property; *We believe our design is minimalist and there will be little to no future works required.*
- (m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and *We believe our proposed design takes best design principles into account for the site and its location and we have produced a positive residence to the streetscape.*
- (n) the guidelines in the Tasmanian Coastal Works Manual. *We believe our proposed design takes this manual into consideration and the proposed design is a positive contribution to the site.*

I trust that the contents of this letter is satisfactory and does address the Break O'Day Council requirements for 40 Wrinklers Drive, Scamander.

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

Thank you once again.

Kind Regards

Michael Bernacki / Honed Architecture + Design.

03 September 2026

Reference No. GL26478Ab

Thomas Millwood
1/1A Osprey Road
STIEGLITZ TAS 7216

**RE: Site Classification & On-site Stormwater Disposal Assessment and Design
Lot 34 (40) Wrinklers Drive, Scamander**

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

Should you require clarification of any aspect of this report, please contact Anne Foster 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	03/09/2026	J Foster / A Foster	T Barriera	Original

1 INTRODUCTION

A limited scope investigation has been conducted for Thomas Millwood at the site of a proposed residential development at Lot 34 Wrinklers Drive, Scamander.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- Review the topographical setting and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”; and
- The suitability of the site for disposal of stormwater and the design of an on-site stormwater disposal system in accordance with AS/NZS 3500.3 – 2021 “Stormwater Drainage”.

Plans of the proposed development were provided, prepared by Honed Architecture + Design, Project No. 2610, dated July 2026.

2 FIELD INVESTIGATION

The field investigation was conducted on 12 August 2026 and involved the drilling of 2 boreholes by 4WD mounted auger rig to depths of 2.0m.

Dynamic Cone Penetration (DCP) tests were conducted in the granular soils encountered in the investigation and insitu vane shear strength tests were conducted in the encountered clay layers.

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

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

3 SITE CONDITIONS

The site is currently undeveloped. The ground surface falls towards the west from the eastern site boundary at approximately 6° to 10° for a short distance and then falls at approximately 2° to 3° north over the remainder of the site. Fill has recently been placed across the site. The site has a low, patchy covering of bracken (Plate 1).



Plate 1: View of the site looking to the west 12/08/2026.

The MRT Digital Geological Atlas, 1:25,000 Series, indicates that the site is mapped as Cenozoic era sediments comprising gravel, sand and derived lag, with this being generally confirmed by our field investigation.

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

The investigation indicated that the soil profile varies slightly across the site. Borehole BH01 encountered fill comprising silty sand to a depth of 0.7m, overlying natural clayey to sandy silt to a depth of 1.0m, underlain by clayey sand to the investigated depth of 2.0m. Borehole BH02 encountered fill comprising silty to clayey sand to a depth of 0.9m underlain by natural silty to sandy clay to the investigated depth of 2.0m.

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

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

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

4 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, and the presence of sand fill to depths greater than 0.8m, the site has been classified as follows:

CLASS P (AS 2870)

However, if all footings are founded through the fill to found uniformly on the natural silty clay or sandy to clayey silt, footings may be proportioned to a **CLASS H1**.

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

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

5 FOUNDATIONS

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

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

Sandy to Clayey SILT (ML) – low plasticity, orange/brown

encountered beneath the fill below 0.7m (BH01) from the existing ground surface

or

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

encountered beneath the fill below 0.9m (BH02) from the existing ground surface

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

No structure should be founded on fill without the footings extending through the fill to the natural soils.

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

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

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

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

6 PLUMBING

Classification for foundations was P Class, due to the presence of uncontrolled fill. Provided there is no loading around the plumbing pipework, the plumbing can be installed proportioned to **Class H1** for soil reactivity purposes.

If during plumbing trench excavations, soft or loose ground is encountered, it is recommended the plumbing trenches be excavated to natural ground and backfilled with granular material to the invert level of the pipework.

7 WIND CLASSIFICATION

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

WIND CLASSIFICATION N2 (AS 4055)

Table 1: Wind Classification Parameters.

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	NS	T0

8 ON-SITE STORMWATER DETENTION DESIGN

8.1 General

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

Lots with 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.”

As specified by the Break O’Day Council, on-site detention and infiltration is to be sufficient for stormwater flows generated by a 5% Annual Exceedance Probability (AEP) storm event as:

- The site is zoned general residential; and
- The proposed dwelling and garage have external eaves and gutters as per AS/NZS 3500.3 2021- Table 3.3.4.

8.2 Soil Category and Permeability of Soil

Conditions encountered during the geotechnical investigation indicate that the subsurface profile can be typically characterised as sands underlain by low to high plasticity clays which falls under the category of a “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} m/s to 5×10^{-5} m/s (36mm/hour 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 clay soils of 1.0 has been adopted as per Australian Runoff Quality (Engineers Australia, 2006).

8.3 Groundwater

Groundwater was not encountered in the field investigation, i.e., the groundwater table is at a depth greater than 2m below the current ground surface.

8.4 Catchment

The proposed dwelling and garage have roof areas totalling 278m² inclusive of a 10% safety factor to account for the pitch of the roofs. Furthermore, there is a paved driveway area of approximately 160m² shown on the plans.

8.5 Sizing the Detention Storage

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:

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

A_{inf} is the infiltration area (m²)

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 8.2)

D is the storm duration (hours)

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

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

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, 2026).

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 28.8m³ (8.0m long x 3.6m wide x 1.0m deep), Table 2 and Figure 1 below, show the maximum required storage volume (volume of stormwater generated less infiltration into the soil) to be at a maximum for a 45-minute duration 5% AEP storm event, with the percentage of the design rainfall event able to be stored in the trench being 99.5% of the trench capacity. 5% AEP design rainfall events with durations of 4.5 hours and greater have a higher infiltration capacity into the soil than the volume of stormwater generated.

Table 2: IFD Rainfall events, volume of rainfall captured, infiltration, and trench storage capacity.

Duration (min)	Duration (hours)	AEP 5% (mm/hr)	Volume in (m ³)	Infiltration (m ³)	Required Storage Volume (m ³)	Trench Storage Capacity (%)
5	0.08	137	4.82	0.61	4.21	48.7%
10	0.17	105	7.39	1.21	6.17	71.4%
15	0.25	85.9	9.06	1.82	7.24	83.8%
20	0.33	73	10.27	2.42	7.84	90.8%
25	0.42	63.9	11.24	3.03	8.21	95.0%
30	0.50	57.1	12.05	3.64	8.41	97.4%
45	0.75	44.4	14.05	5.45	8.60	99.5%
60	1	37.2	15.70	7.27	8.43	97.5%
90	1.5	29.3	18.55	10.91	7.64	88.4%
120	2	24.9	21.02	14.54	6.47	74.9%
180	3	20.2	25.57	21.82	3.76	43.5%
270	4.5	16.6	31.52	32.72	-1.20	
360	6	14.6	36.97	43.63	-6.66	
540	9	12.1	45.96	65.45	-19.49	
720	12	10.6	53.68	87.26	-33.59	
1080	18	8.63	65.55	130.90	-65.34	
1440	24	7.32	74.14	174.53	-100.39	
1800	30	6.35	80.39	218.16	-137.77	
2160	36	5.61	85.23	261.79	-176.56	
2880	48	4.52	91.56	349.06	-257.50	
4320	72	3.21	97.53	523.58	-426.05	

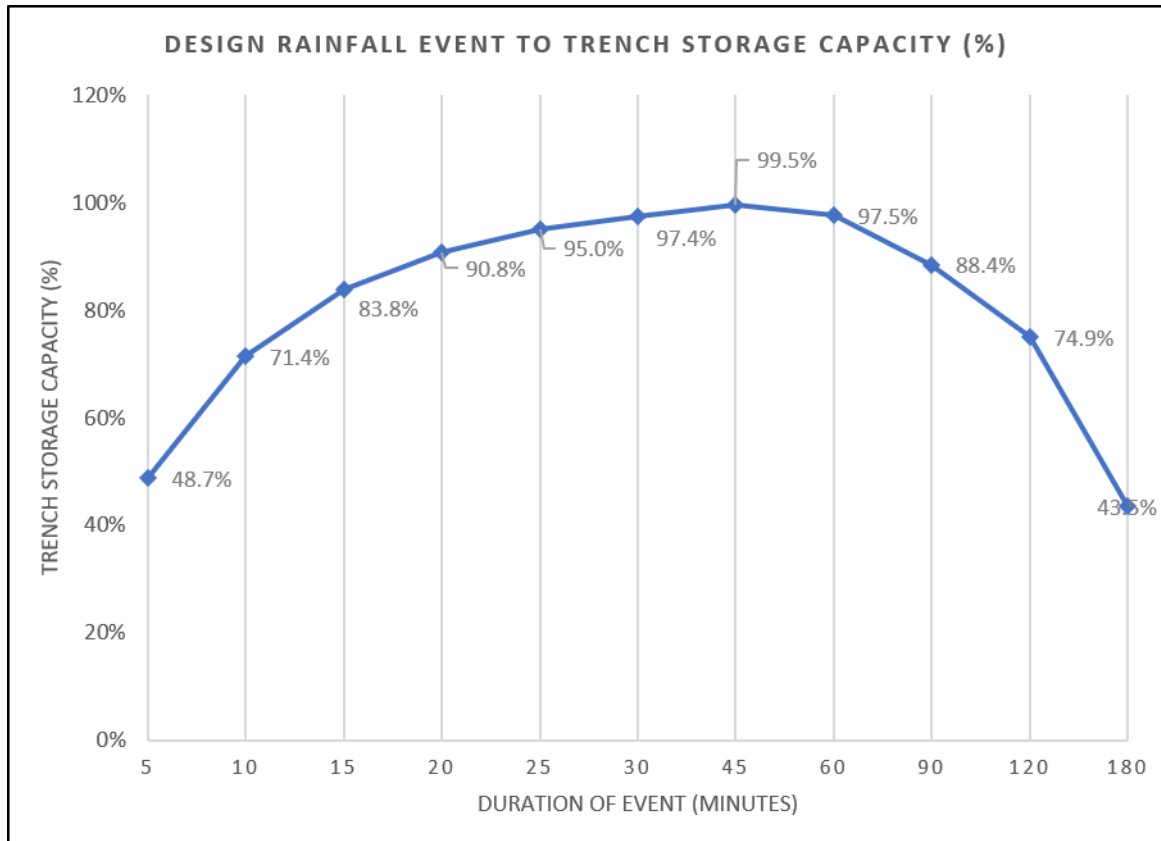


Figure 1: Design Rainfall Event to Trench Storage Capacity (%)

The soak away detention trench is to have the following dimensions:

- Trench volume = 28.8m³
- Trench length = 8.0m
- Trench width = 3.6m
- Trench depth = 1.0m

The trench is to be constructed as per the cross section provided on Drawing SW-01, attached.

8.6 Maintenance

Leaf guards are to be installed on all gutters. The ingress of pollutants into the stormwater system shall be minimised.

A silt trap is to be installed prior to the soak away detention trench, dimensions to be determined on site, as per Drawing SW-01, once final levels of inflow and outflow pipes are known. The silt trap is to be regularly inspected, and sediment and organics cleaned out before they reach the invert of the outflow pipe.

8.7 Setbacks

As per Water Sensitive Urban Design – Table 0-2 (Derwent Estuary Program, 2012), and due to the site being classed as a Sandy Clay, the soak away detention trench is to be set back at least 2.0m from structures and property boundaries.

9 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. (2026). *Design Rainfall Data System (2016)*. Retrieved from <http://www.bom.gov.au/water/designRainfalls/revised-ifd/>
- Derwent Estuary Program. (2012). *Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Tasmania 2012*.
- Engineers Australia. (2006). *Australian Runoff Quality - A Guide to Water Sensitive Urban Design*. Riverwood, NSW: Engineers Media.
- Standards Australia Limited. (2011). *AS 2870: Residential Slabs and Footings Construction*. Sydney: SAI Global Limited.
- Standards Australia Limited. (2017). *AS 1726: Geotechnical Site Investigation*. Sydney: SAI Global Limited.
- Standards Australia Limited. (2021). *AS 4055: Wind Loads for Housing*. Sydney: SAI Global Limited.
- Standards Australia Limited. (2021). *AS/NZS 3500.3 Plumbing and Drainage Part 3: Stormwater Drainage*. Sydney: SAI Global Limited.
- Tasmanian Planning Commission. (2026). *Tasmanian Planning Scheme*. Retrieved from https://www.planning.tas.gov.au/__data/assets/pdf_file/0011/711002/State-Planning-Provisions-effective-24-January-2024.PDF

Attachments:

Limitations of report

Drawing 1: Site Plan

Drawing SW-01: Typical Stormwater Soak Away Detention Trench Section

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: Certificate Forms

Geotechnical Consultants - Limitations of report

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

Project specific criteria

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

Subsurface variations with time

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

Interpretation of factual data

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

Report Recommendations

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

Specific purposes

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

Interpretation by others

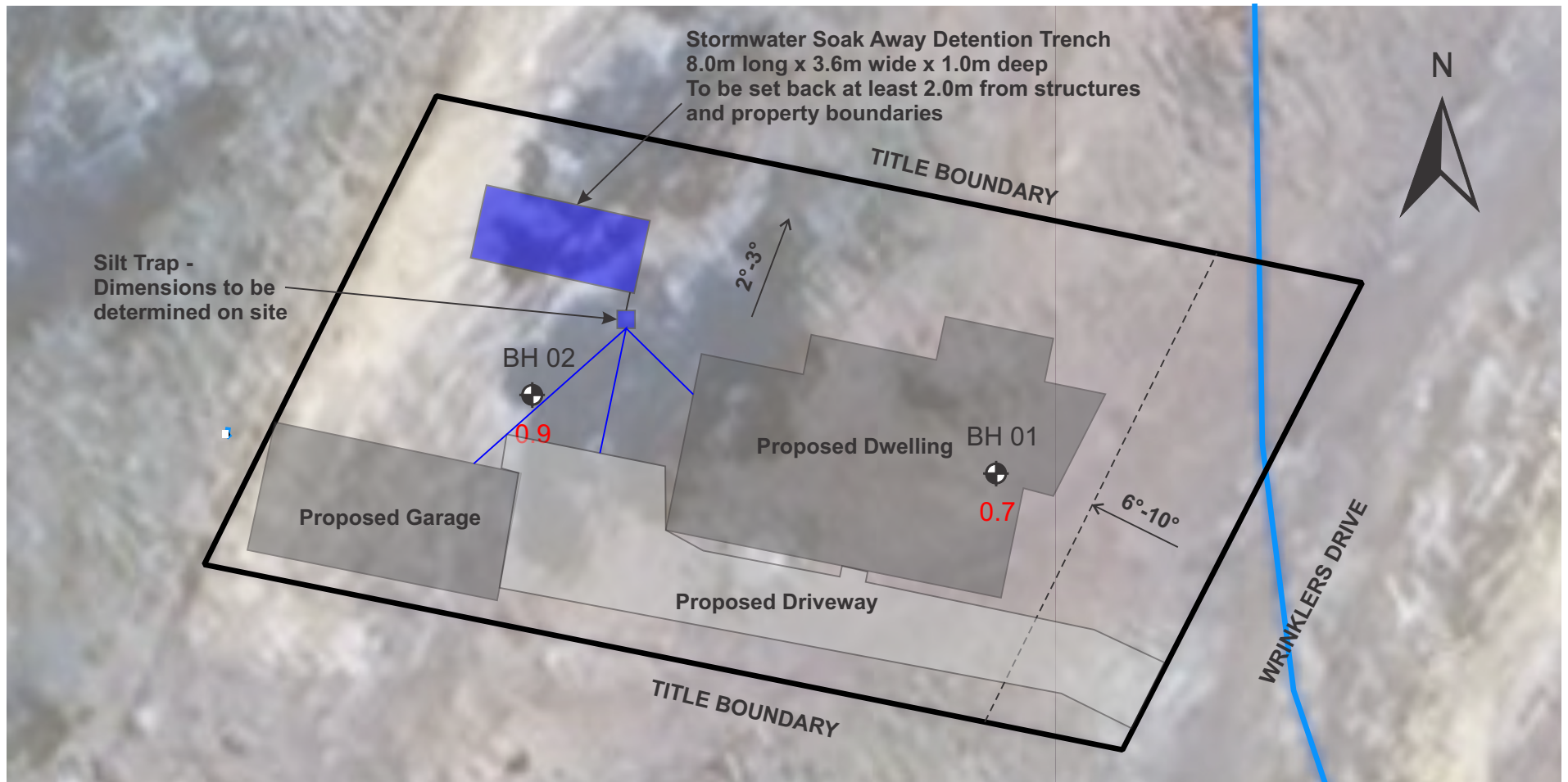
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

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

Geoenvironmental issues

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



Legend

- BH 01
-  Approximate Borehole Location
- 0.8** Approximate Depth of FILL (m)
-  Approximate Slope angle in Degrees
- Approximate Change in Slope
-  Watercourse

GEOTON Pty Ltd				Client: THOMAS MILLWOOD	
				Project: LOT 34 (40) WRINKLERS DRIVE SCAMANDER	
Date	03/09/2026	Drawn	AF	Title: SITE PLAN	
Scale	1:300	Approved	TB		
Original size	A4	Rev		Project no: GL26478A	Drawing no. 1

PROJECT:

STORMWATER SOAK AWAY DETENTION
TRENCH

DRAWING NO: SW-01

DATE: 06/05/2024

REVISION: -

SCALE: -

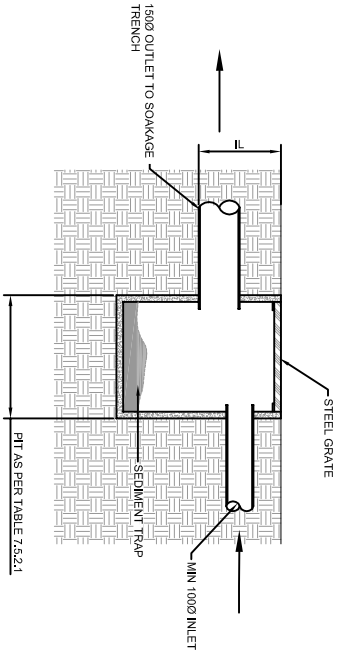
DRAWN: B. STREET

DESIGNED: T. BARRIERA

APPROVED: T. BARRIERA

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS
AS/NZS 3500.3:2021 (TABLE 7.5.2.1)

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR	CIRCULAR	
	WIDTH	LENGTH	DIAMETER
< 450	350	350	-
< 600	450	450	600
> 600 < 900	600	600	900
> 900 < 1200	900	900	1000

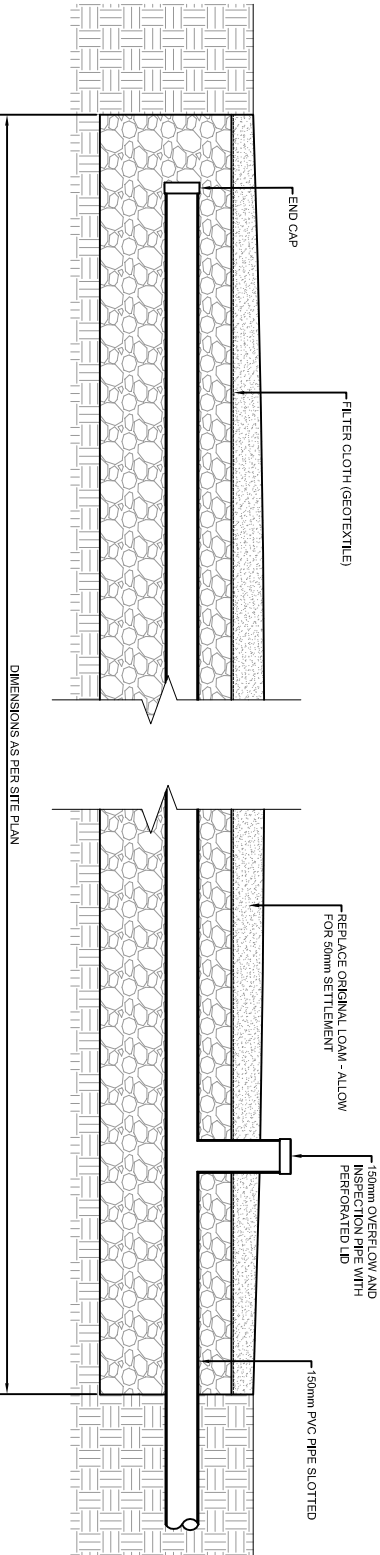


STANDARD SEDIMENT TRAP DETAIL

SCALE 1:20 @ A3

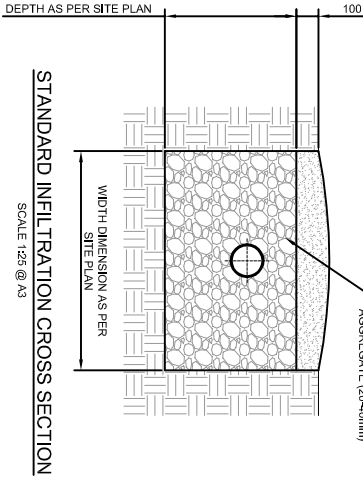
STORMWATER SOAK AWAY DETENTION TRENCH NOTES:

- TRENCH BASE MUST BE EXCAVATED EVENLY AND LEVEL. IN CLAY SOILS, SKEWING OF WALL AND FLOORS OF BED MUST BE AVOIDED. SOILS MUST BE PARALLEL, RAKED AND TREATED WITH GYP/SUM AT A RATE OF 1KG/M2.
- PVC PIPE SLOTTED IN THE 8 AND 4 O'CLOCK POSITIONS TO BE PLACED ON TOP OF AGGREGATE AS SHOWN. THE PIPE MUST BE LEVEL TO ENSURE FLOW OF STORMWATER TO ALL AREAS OF TRENCH. FAILURE TO ENSURE THIS MAY CAUSE PREFERENTIAL OVERLOADING OF THE TRENCH AND THE POTENTIAL FOR TRENCH OVERFLOW.
- DRAINAGE AGGREGATE SHOULD BE COVERED WITH GEOFABRIC/GEOTEXTILE FILTER CLOTH.
- BACKFILL TRENCH WITH 100mm MINIMUM ABOVE ORIGINAL GROUND SURFACE LEVEL WITH A FINE-TEXTURED SOIL MATERIAL SUCH AS SILT LOAM.
- AN INSPECTION OUTLET SHOULD BE PLACED ON EACH DISTRIBUTION PIPE.
- VEHICLES AND LIVESTOCK SHOULD BE EXCLUDED FROM TRENCH AREA.



STANDARD INFILTRATION LONG SECTION

SCALE 1:25 @ A3



STANDARD INFILTRATION CROSS SECTION

SCALE 1:25 @ A3

Appendix A

Borehole Logs

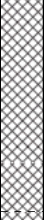
Client : Thomas Millwood
Project : Site Classification
Location : Lot 34 Wrinklers Drive, Scamander

Easting : 554259.29
Northing : 6842932.33
Inclination : N/A
Azimuth :
Sheet : 1 OF 1
Job No : GL26478A
Logged : Jake Foster
Logged Date : 12/08/2026
Drill Rig : Honey Badger - 95mm

Method	Penetration	Water	Samples	Testing		Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				V (kPa)	DCP							
ADT - 95mm					3			.	FILL - SAND - fine to medium grained, dark grey, trace fine gravel, root fibres	M	MD	FILL
					3			.				
					3	0.25		.				
					4			.				
					8			.	becoming pale grey and brown,	M	MD	
					4	0.50		.	becoming dark brown,	M	MD	
					12							NATURAL
						0.75		ML	Clayey to sandy SILT - low plasticity, orange and pale brown, fine to medium grained sand,	M	St	
				R		1.00		SC	Clayey SAND orange and white, with fine gravel,	M	D	
						1.25						
						1.50		SC	Clayey SAND - medium to coarse grained, orange and white,	M	MD	
						1.75						
				R								
									BH01 Terminated at 2 m			

Client : Thomas Millwood
Project : Site Classification
Location : Lot 34 Wrinklers Drive, Scamander

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth :
Sheet : 1 OF 1
Job No : GL26478A
Logged : Jake Foster
Logged Date : 12/08/2026
Drill Rig : Honey Badger - 95mm

Method	Penetration	Water	Samples	Testing		Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				V (kPa)	DCP							
ADT - 95mm					2			.	FILL - Silty SAND - medium to coarse grained, dark grey, trace fine gravel, root fibres	M	L	FILL
					2			.				
					2	0.25		.				
					3			.	becoming grey,	M	L	
					4	0.50		.				NATURAL
					20+			.	FILL - Clayey SAND - fine to medium grained, brown and orange, trace fine gravel, with low plasticity silt, root fibres	W	MD	
						0.75		.				
								.				
								.				
								.				
								.				
								.				
								.				
			D	>140		1.00		CH	Silty CLAY - high plasticity, orange and brown, trace fine gravel, with medium grained sand	M	VSt	NATURAL
								CI	Sandy CLAY - medium plasticity, orange, medium to coarse grained sand,	M	St	
						1.25		CL	Sandy CLAY - low plasticity, orange mottled pale grey and red, medium to coarse grained sand,	M	VSt	
						1.50						
						1.75						
									BH02 Terminated at 2 m			

Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

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

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

TERM	Description
U ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
U ₈₁	Undisturbed sample 81 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 – Material cannot be penetrated
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

Soil Description Explanation Sheet (1of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

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

Hard and friable or powdery.

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

Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – $w > PL$

Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - $w \approx LL$

Wet, wet of Liquid Limit - $w > LL$

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

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

TRANSPORTED SOILS

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

Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

• LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

Appendix B

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Thomas Millwood Owner /Agent
1/1A Osprey Drive Address
Stieglitz Tas 7216 Suburb/postcode

Qualified person details:

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

Qualifications and Insurance details: Tony Barriera – BEng, MSc
CPEng, NER – IEAust 471929
Civil, Geotechnical
Certain Underwriters at Lloyd's-
About Underwriting
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot 34 (40) Wrinklers Drive Lot No: 34
Scamander Tas 7215 Certificate of title No: 188325/34
The assessable item related to this certificate: Classification of foundation conditions according to AS2870 - 2011
(description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Foundation Site Classification – AS2870
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

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

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

or

a building, temporary structure or plumbing installation:

☐☒

In issuing this certificate the following matters are relevant –

Documents:	Geoton Pty Ltd, Report Reference No. GL26478Ab, dated 03/09/2026
Relevant calculations:	Refer to report
References:	AS 2870 – 2011 Residential Slabs and Footings Construction AS 4055 – 2021 Wind Loads for Housing CSIRO Building Technical File 18

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

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

Scope and/or Limitations

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

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		GL26478Ab	03/09/2026

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Thomas Millwood
1/1A Osprey Drive
Stieglitz Tas 7216

Owner name
Address
Suburb/postcode

Form **35**

Designer details:

Name: Tony Barriera
Business name: Geoton Pty Ltd
Business address: P O Box 522
Prospect TAS 7250
Licence No: IEAust 471929, CC6220 P
Email address: tbarriera@geoton.com.au

Category: Civil Engineer
Hydraulic - Domestic
Phone No: 03 6326 5001
Fax No:

Details of the proposed work:

Owner/Applicant: Thomas Millwood
Address: Lot 34 (40) Wrinklers Drive
Scamander Tas 7215

Designer's project reference No: GL26478Ab
Lot No: 188325/34

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

Description of work:

New building
Onsite Stormwater Drainage Design

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

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

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

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

Other details:

All design documents provided in Report GL26478Ab, dated 03/09/2026

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

All design documents are contained within report
AS/NZS 3500.3 - 2021 Stormwater Drainage

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

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

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

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

*Name: (print)**Signed**Date*

Designer:

Tony Barriera



03/09/2026

Licence No:

CC6220P

Assessment of Certifiable Works: (TasWater)	
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Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

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

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

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

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

This Form 35 only relates to the design of the onsite Wastewater and/or Stormwater Management Systems. The check boxes have been left blank as Geoton cannot verify all the details for the proposed building application. The owner/ building designer is to provide a fully completed Form 35 incorporating this Wastewater and/or Stormwater Management System design with the building application.

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

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

	Name: (print)	Signed	Date
Designer:	Tony Barriera		03/09/2026