32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

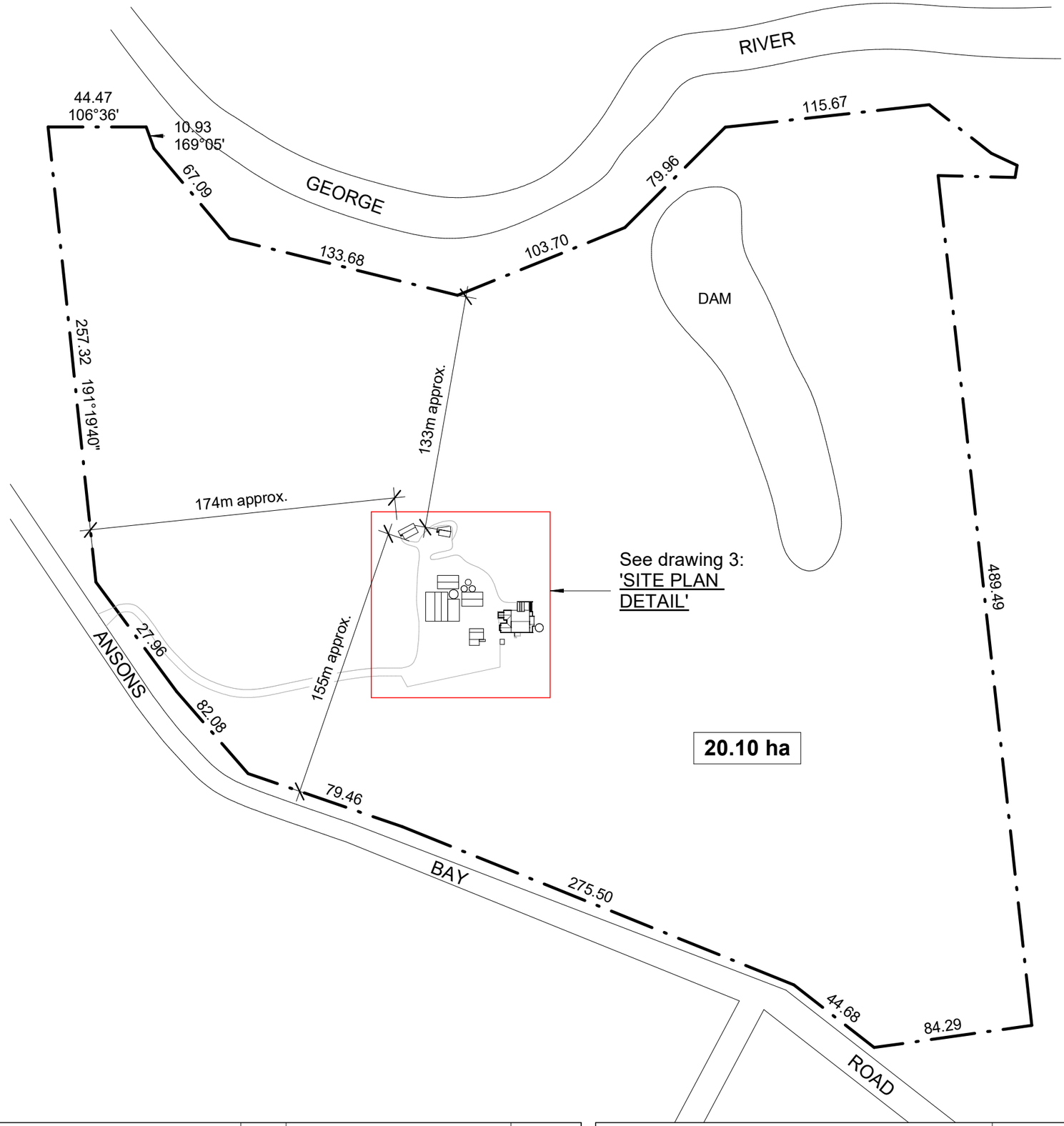
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00178
Applicant	H Keath
Proposal	Residential & Visitor Accommodation (Dual Use) - Retrospective Approval of Two (2) Units for Agricultural Workers Accommodation and Visitor Accommodation
Location	280 Ansons Bay Road, St Helens (CT 156788/1)

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 7th November 2026 **until 5pm Friday 20th November 2026.**

John Brown
GENERAL MANAGER



ALL DRAW
building design

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E: info@alldraw.com.au
I: www.alldraw.com.au
Registration # 911670743

No.	Description	Date

Accommodation
280 Ansons Bay Road
Priory Ridge Estate

SITE PLAN

Project number	1430/ACC
Date	16/10/2026
Drawn by	JK
Checked by	BK

1

Scale 1 : 2500

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No.	Description	Date

Accommodation
280 Ansons Bay Road
Priory Ridge Estate

SITE IMAGE

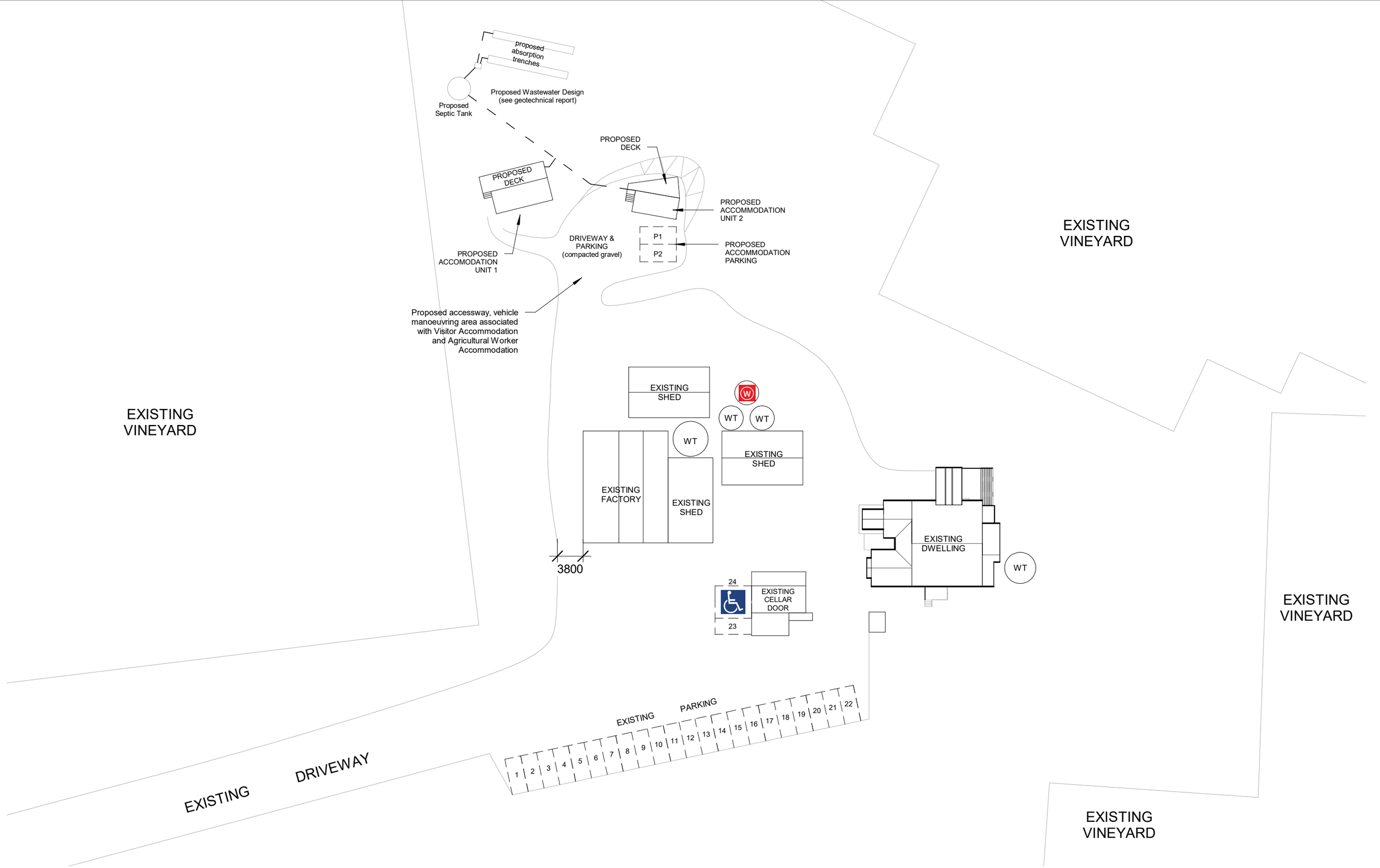
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Scale

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Registration # 911670743

No.	Description	Date

Accommodation
280 Ansons Bay Road
Priory Ridge Estate

SITE PLAN DETAIL

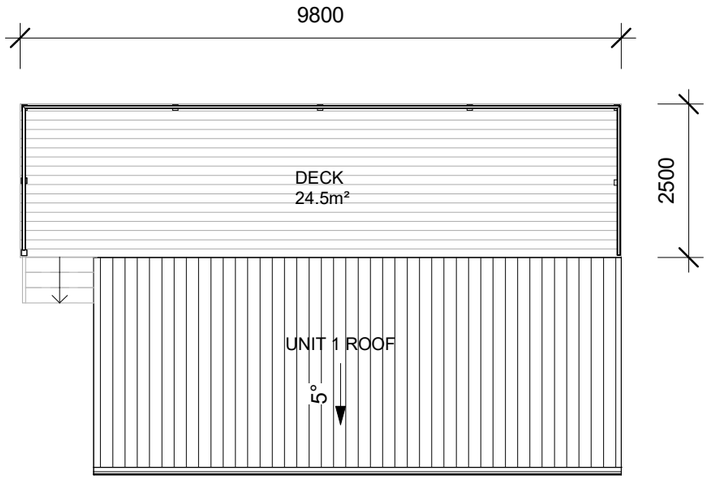
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Checked by	BK

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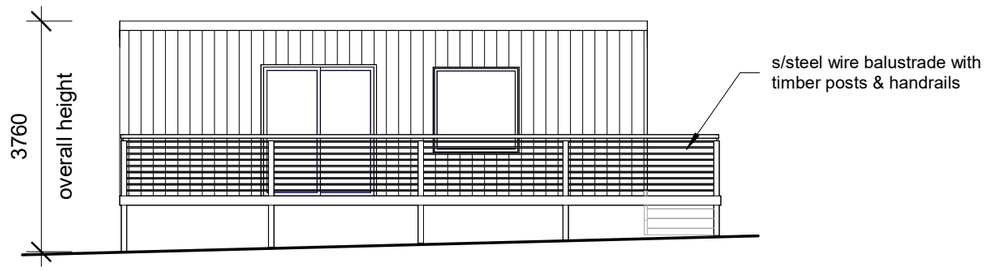
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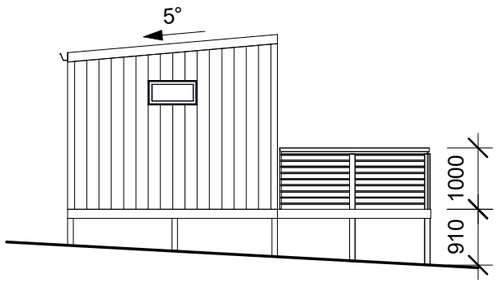
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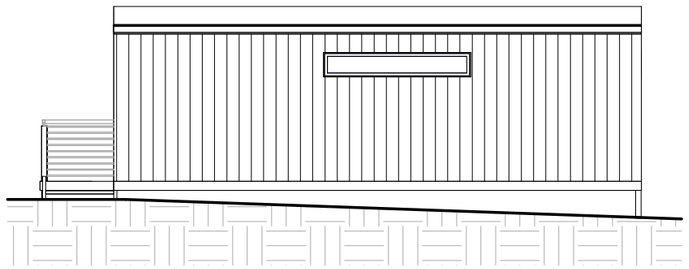
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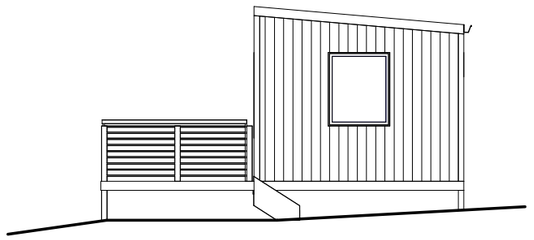
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1 : 100



4 Elevation 3

1 : 100



5 Elevation 4

1 : 100

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No.	Description	Date

Accommodation
280 Ansons Bay Road
Priory Ridge Estate

UNIT 1 PLANS

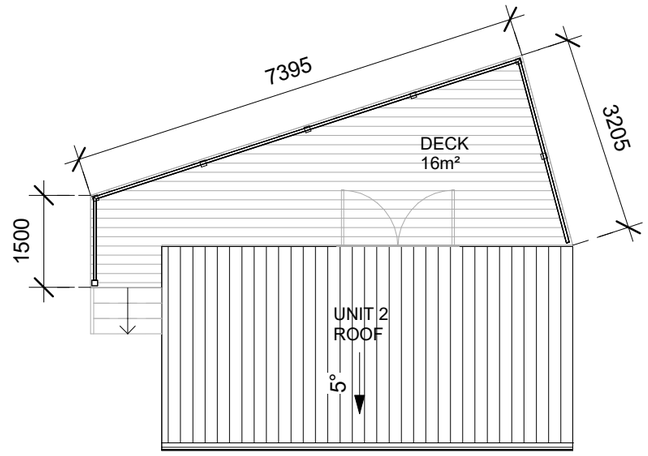
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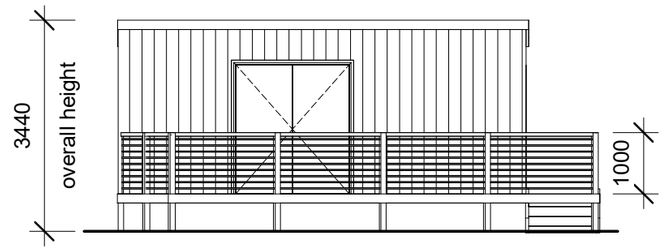
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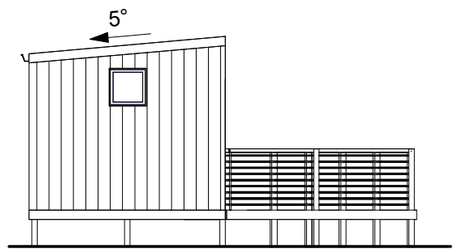
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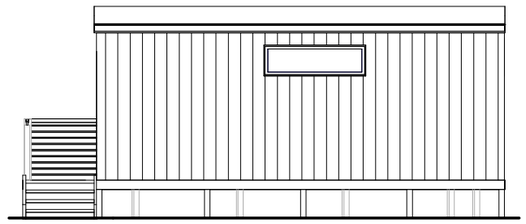
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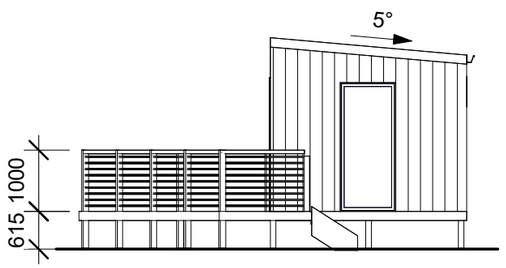
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4 Elevation C

1 : 100



5 Elevation D

1 : 100

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No.	Description	Date

Accommodation
280 Ansons Bay Road
Priory Ridge Estate

UNIT 2 PLANS

Project number	1430/ACC
Date	16/10/2026
Drawn by	JK
Checked by	BK

5

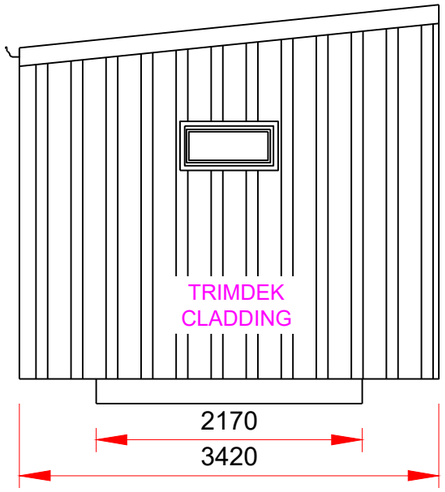
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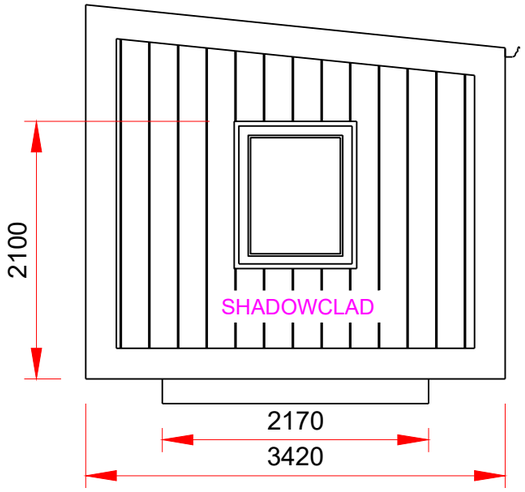
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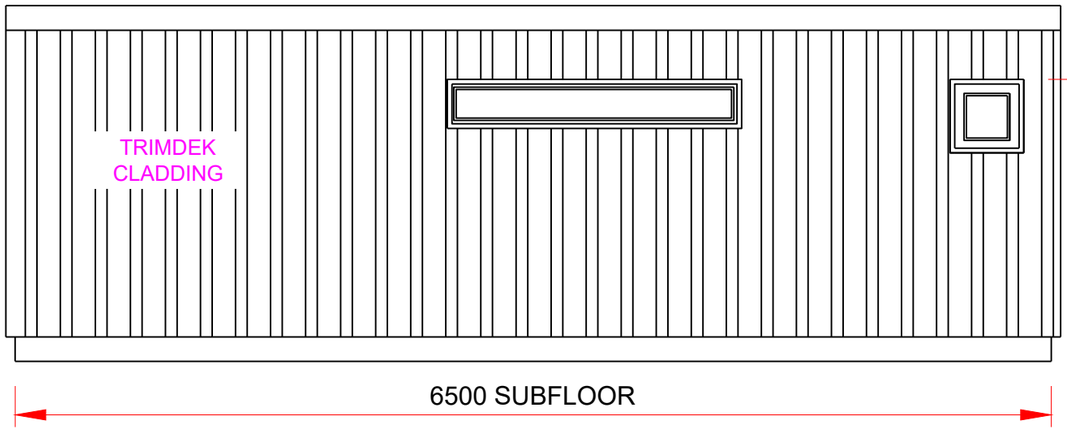
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LEFT ELEVATION



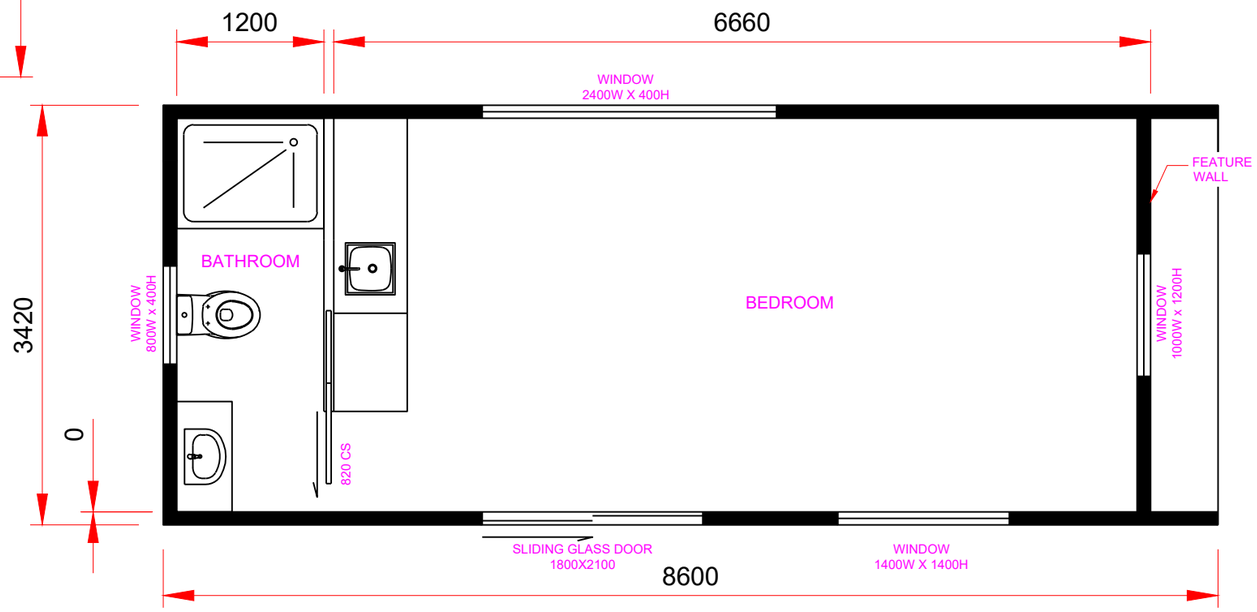
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REAR ELEVATION

NOTES:

- ALL CONSTRUCTION TO AUSTRALIAN BUILDING CODE
- 70x35 MGP10 FRAME
  - INCLUDING DOUBLE TOP PLATES TO LOAD BEARING WALLS
  - DOUBLE STUDS AND LINTEL/HEADER SIZES TO BUILDING CODE
- STEEL SUB FLOOR C200-03 "C" SECTION FRAME
- INSULATION:
  - WALLS AND ROOF WRAPPED IN R1 SISILATION.
  - WALLS AND CEILING INSULATED USING MIN R2.5 FIBREGLASS BATTS
- COLORBOND ROOFING INSTALLED TO MANUFACTURERS SPECIFICATIONS
- PLUMBING AND ELECTRICAL TO NATIONAL CODE



FLOOR PLAN

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A	FIRST ISSUE	GM	TM	09-02-26

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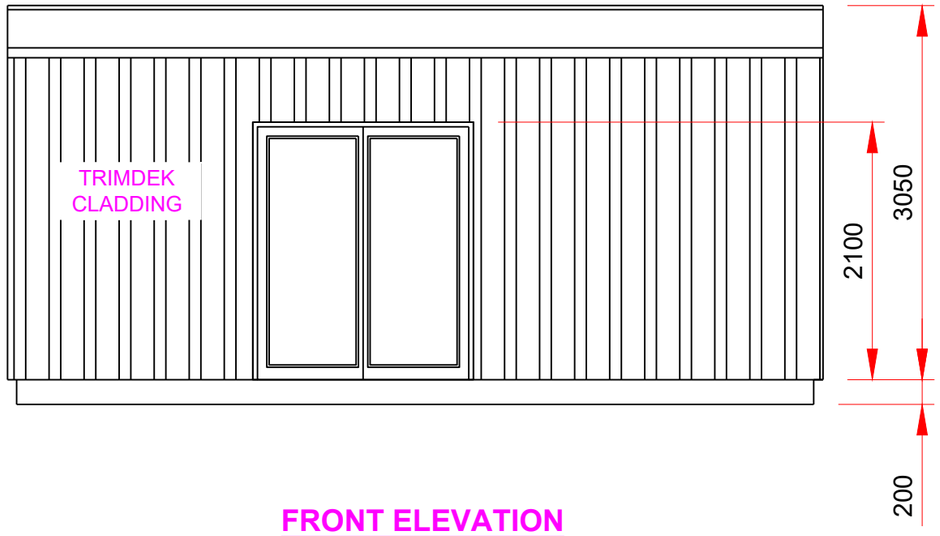
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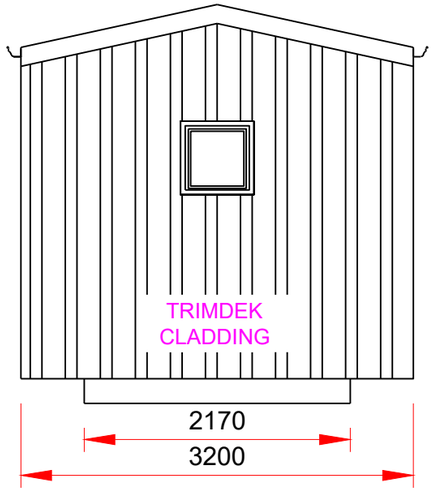
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ST MARYS TINY HOUSE "BIG ONE"
GENERAL ARRANGEMENT

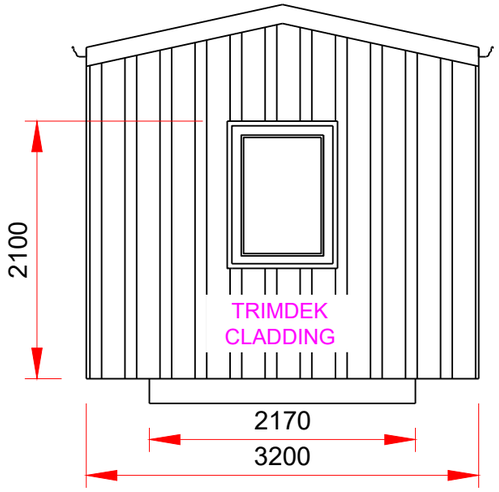
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SMBO2026-G01	A



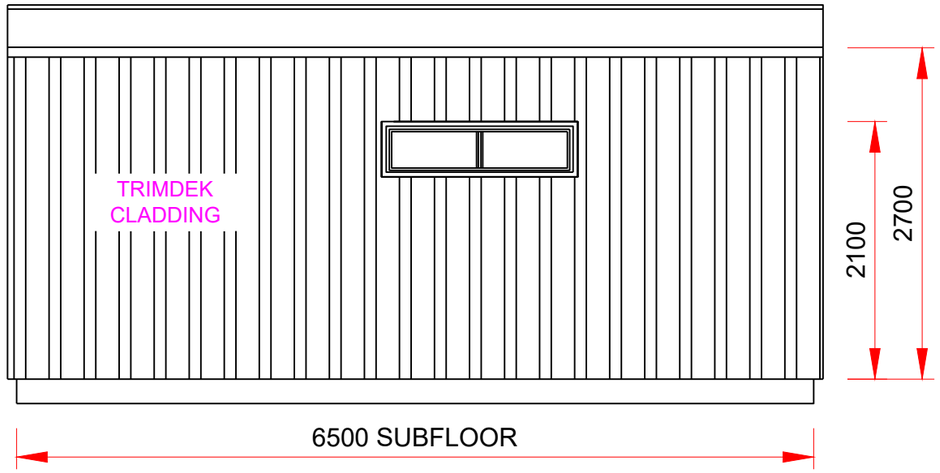
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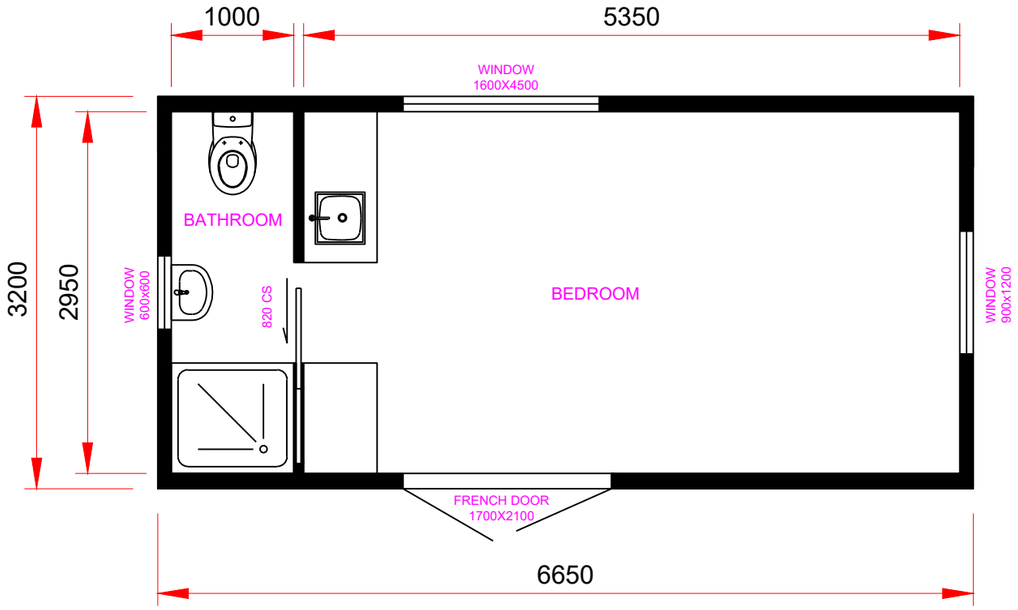
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FLOOR PLAN

NOTES:

- ALL CONSTRUCTION TO AUSTRALIAN BUILDING CODE
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- COLORBOND ROOFING INSTALLED TO MANUFACTURERS SPECIFICATIONS
- PLUMBING AND ELECTRICAL TO NATIONAL CODE

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A	FIRST ISSUE	GM	TM	09-02-26

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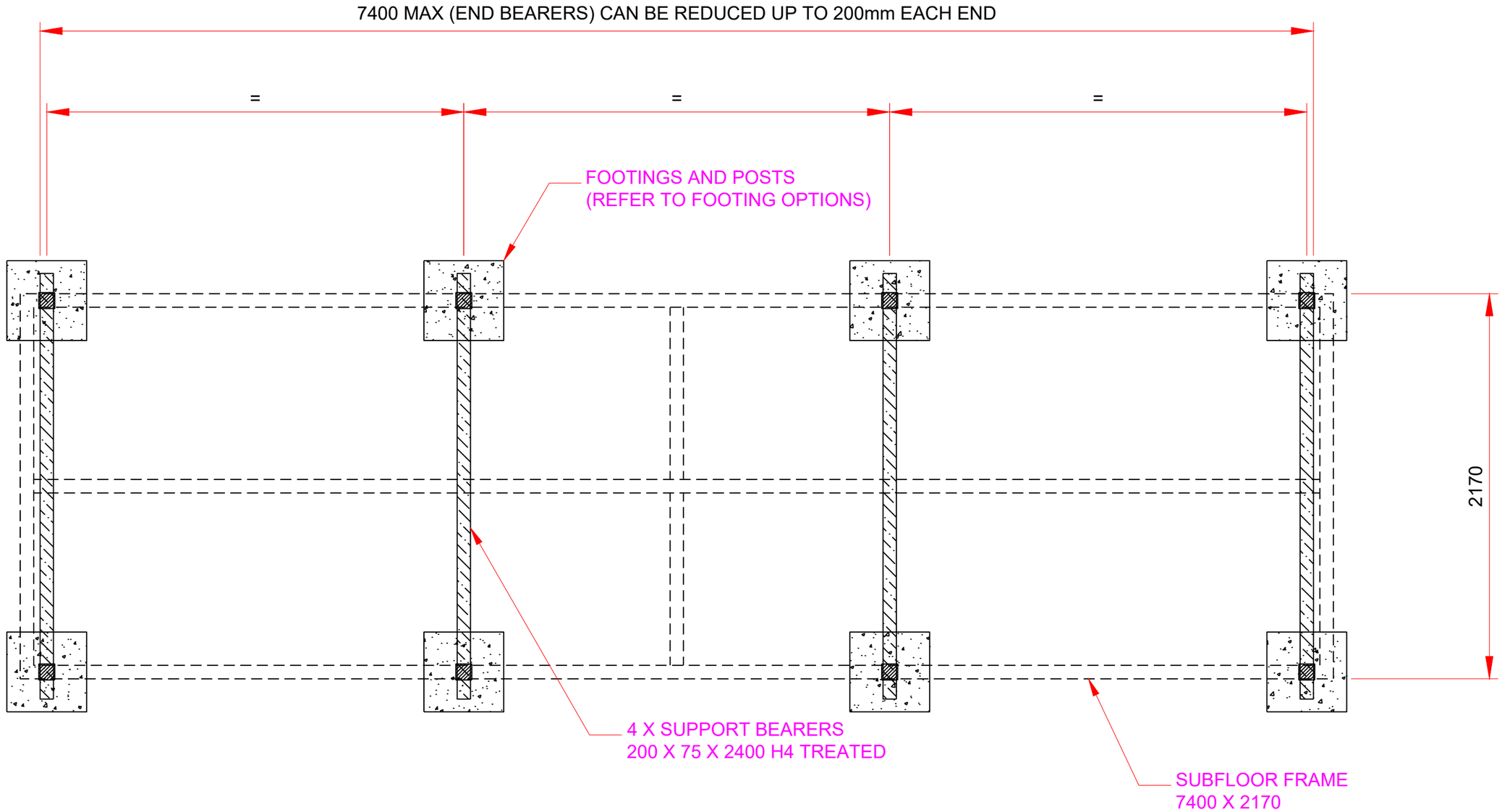
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ST MARYS TINY HOUSE "SMALL ONE"
GENERAL ARRANGEMENT

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SMSO2026-G01	A



SUPPORT BEARER PLAN

(7500 MODEL TINY HOUSE)

No	REVISION	DRAWN	CHECKED	DATE
A	FIRST ISSUE	GM	TM	10-02-26

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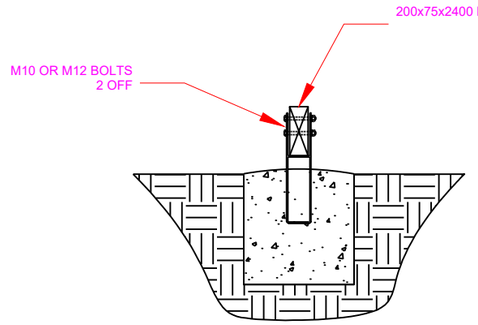
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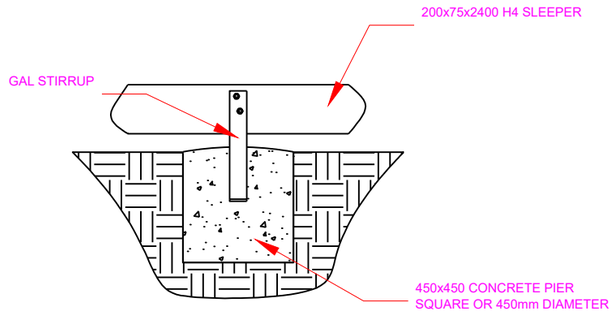
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ST MARYS TINY HOUSES - 7500
SUPPORT BEARER AND FOOTING PLAN

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DRAWING NUMBER	REVISION
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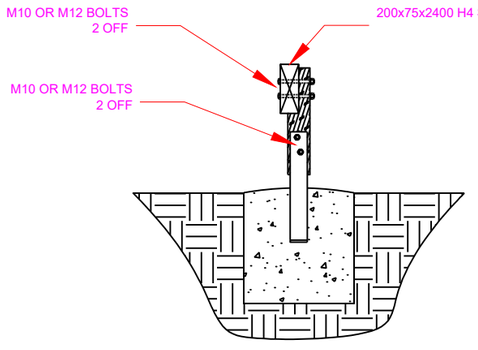


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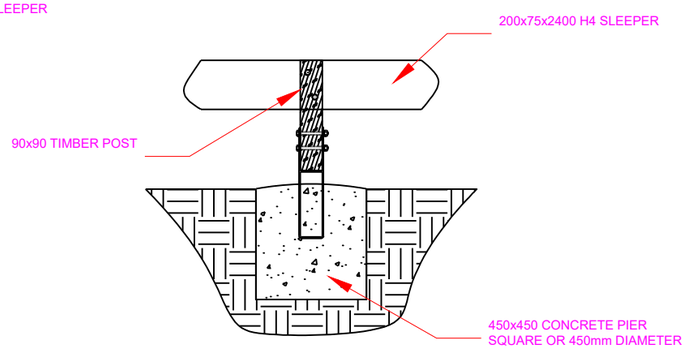


SIDE SECTION

OPTION 1
(STIRRUP)

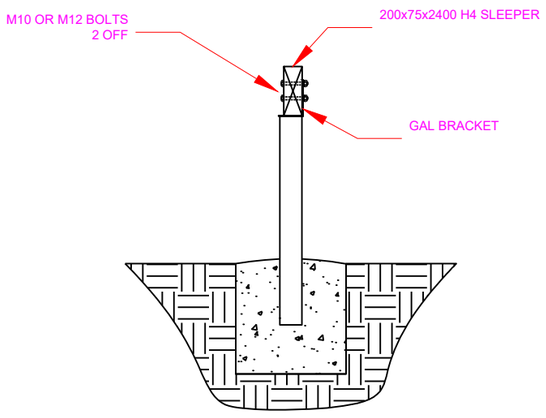


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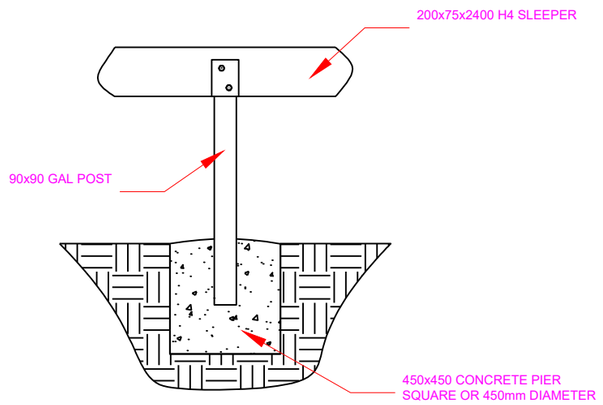


SIDE SECTION

OPTION 2
(STIRRUP PLUS 90x90 TIMBER POST)



END SECTION



SIDE SECTION

OPTION 3
(90x90 GALVANISED STEEL POST)

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ST MARYS TINY HOUSES - 7500
FOOTING OPTIONS

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DRAWING NUMBER	REVISION
SM7500-2026-S02 A	

2026



Tasmanian Planning Scheme – Break O'Day

Priory Ridge Estate

280 Ansons Bay Road, St Helens

Agricultural Worker Accommodation & Visitor Accommodation.

Response to RFI – DA 2026 / 00178

Deborah Szekely

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P: +61 407 902 127

SZEKELY

Planning Advisory • East Coast Tasmania

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1. Introduction

This report has been prepared in support of a planning permit application under Clause 6.6 of the State Planning Provisions and *Land Use Planning and Approvals Act 1993*.

Proposed Development
Residential – Agricultural Worker Accommodation Visitor Accommodation – Short Term Accommodation

This report is to be read in conjunction with the following plans:

Document
1. Accommodation 280 Ansons Bay Road Priory Ridge Estate – All Draw Building Design. Plan No. 1 – 5. 2. St Marys Tiny House "Big One" Drawing Number SMB02026-G01 Rev A 3. St Marys Tiny House "Small One" Drawing Number SMS02026-G01 Rev A

2. Subject Site and Proposal

2.1 Site Details

Address:	280 Ansons Bay Road St Helens
Property ID:	2949009
Title Reference:	156788/1
Land Area:	20.1 ha
Planning Authority:	Break O'Day Council
Easements:	Nil
Application status:	Discretionary
Existing access:	Ansons Bay Road
Zone:	21.0 Agriculture Zone
Overlays:	Low Landslip Hazard Band Waterway and coastal protection area Bushfire-Prone Areas

	Scenic Road Corridor
Existing development:	Dwelling and structures associated with the Resource Development Use Class.
Existing services and infrastructure	
Water & Sewerage	Water only.
Stormwater	Un-Serviced

2.2 Proposal

Priory Ridge Estate is a long-established vineyard and viniculture operation, including a Cellar Door located at 280 Ansons Bay Road, St Helens. The onsite operations are within the Resource Development Use Class and include an onsite residential dwelling overseeing the operations. The site supports a number of outbuildings serving the current use and development.

This proposal seeks to establish Agricultural Workers Accommodation on site. As the work demand is seasonal but can extend to long term use, the structures will also be periodically utilized for Visitor Accommodation when available. Accordingly, the proposal is seeking approval for dual Use Classes.

2.2.1 Agricultural Worker Accommodation

The site is within the Agriculture Zone with Zone Provisions already providing for the approval of agricultural worker accommodation, specifically residential use where required as part of an agricultural use. The importance of agricultural worker accommodation has recently been recognized by the State Government in the draft amendment 05-2024 Agricultural Worker Accommodation developed in response to a need for greater consistency in development assessment and certainty. The draft amendment aims to improve the approval pathways for agricultural worker accommodation in the Agriculture Zone by providing both a Permitted and Discretionary pathway. The draft amendment reflects the state government's acknowledgement that the agriculture industry contributes to Tasmania's economy and with current housing shortages, there is difficulty in accommodating agricultural workers. It is recognized that it is important to improve the accommodation options available for agricultural workers.

"The proposed amendments provide flexibility for the operator to provide short-term, modular, transportable, or permanent buildings for either seasonal or permanent workers. They may also be self-contained or include shared facilities" (Draft

Amendment 05-2024 of the State Planning Provisions – Agricultural Worker Accommodation).

Priory Ridge Estate employs a mix of seasonal/casual and part-time workers in addition to full-time family workers associated with the yearlong operations and cellar door sales. The seasonal and part-time nature of the industry creates accommodation affordability issues for agricultural workers with onsite accommodation available providing a solution that satisfies both parties and gives the industry greater certainty in being able to source required workers.

The current provisions in the Agriculture Zone enable the Discretionary approval of agricultural worker accommodation, in addition to existing farmhouses, that are required as part of an agricultural use. The Tasmanian Planning Scheme also makes provision within Section 6.2.2 – *"A use or development that is directly associated with and a subservient part of another use on the same site must be categorized into the same Use Class as that other use."* There is an obligation under 6.2.2 to categorise the worker accommodation that is directly associated and subservient to resource development on a site, as a resource development use, which has a 'no permit required' status in the Agriculture Zone.

The draft amendment to the SPP has not yet been finalized, however this application first sought approval for Agricultural Worker Accommodation within the Resource Development Use Class as the accommodation will serve that use and there is a genuine and direct link between the uses. It is still my opinion that this is the correct approach in applying a Use Class to the proposal.

However, Council as the planning authority has disagreed and is of the opinion that the proposed use of Agricultural Worker Accommodation is best described as a Residential Use. The submitted response to the further information request by Council, has been amended to the Residential Use Class for the proposed Agricultural Worker Accommodation.

This proposal seeks the approval for two (2) self-contained structures for the use of agricultural worker accommodation within the Residential Use Class.

2.2.2 Visitor Accommodation

The proposal also seeks to be able to utilize the structures for Visitor Accommodation at times when demand for agricultural worker accommodation permits additional use. Consequently, the proposal is seeking approval for the dual Use Classes within the Agriculture Zone to provide flexibility of use based primarily on, site demand for Agricultural Worker Accommodation but also to enable diversification and value adding to the agricultural use when available.

The Agriculture Zone provides a Discretionary pathway for approval within the Visitor Accommodation Use Class. The approved use would provide an opportunity for Priory Ridge Estate to diversify farm income when the structures are available for this additional use noting the additional use for Agricultural Worker Accommodation.

The Tasmanian Planning System has been reformed recently with the introduction of the Tasmanian Planning Policies. The TPPs support diversification and value-adding of primary industries including through agritourism. Agritourism is an accepted and valuable experience within the agriculture sector and in any case approval within the Visitor Accommodation Use Class will enable the Priory Ridge Estate to participate in Agritourism opportunities and continue to contribute to the important Agriculture sector overall.

2.3 Images



Figure 1. Aerial view of the subject site



Photo 1 Retrospective approval sought for two accommodation structures north of existing outbuildings.



Photo 2 Accommodation Structure



Photo 3 Accommodation Structure and adjacent car parking.

3. Zone and overlays

3.1 Zoning

The site is zoned 21. Agriculture Zone under the Scheme.

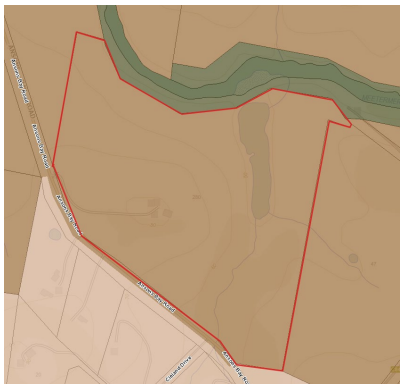


Figure 2 Agriculture Zone.

Priory Ridge Estate is a long-established Vineyard and viniculture operation, including a Cellar Door located at 280 Ansons Bay Road. The site has a land area of approximately 20.10 ha and adjoins the George River to the north.



Figure 3 Site Layout

The proposed use and development at Priory Ridge Estate includes Worker Accommodation within the Residential Use Class and is still considered to be directly associated with and supporting the existing agricultural use. As described previously the application also seeks approval within the Visitor Accommodation Use Class. The application seeks retrospective approval for development including two (2) one-bedroom self-contained structures and associated works.

The accommodation structures are sited on the northern aspect of the vineyard and proximal to the active vineyard and processing outbuildings. The accommodation buildings will be serviced by onsite stormwater collection and onsite wastewater management. Car parking and access to accommodation is existing onsite via compacted gravel accessway and car parking area to the south. However, each accommodation is proposed to also include one compacted gravel car parking space, each serviced by an existing compacted gravel access way. An Onsite Wastewater Assessment and Design report has been provided as part of the application materials.

3.1.1 Zone Purpose

The site supports an active vineyard and viniculture operations and seeks to enhance operations by including workers accommodation and when suitable, engage in Agritourism practices. The site provides, in the form of use and development, a successful agricultural use.

Development on site has been carefully considered to include built form that supports the ongoing success of the agricultural use in the form of an existing dwelling for the landowners who are the principle overseers and onsite managers of the operations and associated outbuildings servicing the agricultural use (Resource Development).

The land is primarily managed to sustain the agricultural use while seeking further use and development that aims to support the existing use of the land for agricultural use, namely workers accommodation and agritourism (visitor accommodation).

The landowners and managers of the site and its operations have identified the need for workers accommodation to provide greater certainty in being able to reliably source seasonal workers. It is well established that sourcing reliable seasonal workers is intrinsically linked to them being able to find suitable seasonal accommodation. This proposal seeks to address this market constraint which has potential to impact on operations associated with the vineyard and its seasonal characteristics.

3.1.2 Use Standards

The site supports an existing Resource Development with processing of grapes off site.



Photo 4 Active Vineyard



Photo 5 Off site processing of product





Photo 6 On site Cellar Door & Product Sale

21.3.1 Discretionary uses

The following assessment applies to the Use Classes Residential and Visitor Accommodation both of which are Discretionary uses within the zone.

Objective:	That uses listed as Discretionary: (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: (a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;

	(b) access to infrastructure only available on the site or on land in the vicinity of the site; (c) access to a product or material related to an agricultural use; (d) service or support for an agricultural use on the site or on land in the vicinity of the site; (e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and (f) provision of essential Emergency Services or Utilities.

Response

When opportunity arises, and the proposed accommodation structures are not being utilised for worker accommodation due to the seasonality of the staffing requirement, Priory Ridge Estate seeks the necessary approvals to be in place to participate in the value adding market of Agritourism. This will necessitate approval for use within the Visitor Accommodation use class.

Attracting seasonal workers to ensure the viability of the vineyard and viniculture operations is paramount to the success of the agricultural use. Seasonal worker accommodation has been identified by the State government as a noted vulnerability in securing reliable staff needed for the ongoing agricultural use and exposes Priory Ridge Estate to uncertainty within the market. Accommodation requirements for workers are however seasonal and value adding to the agricultural use through Agritourism when possible, is a recognised and legitimate operation associated with agriculture.

The State Government recognises the industry association between agricultural use and agritourism and acknowledges opportunities through agritourism can secure the long-term success and viability of agriculture in Tasmania. Participation in agritourism enables primary producers to branch out, generate new income streams and build on-farm resilience. The ability to use the structures for visitor accommodation when available, builds the estates ability to adapt to change from impact associated with market conditions.

In order for the accommodation structures to successfully deliver an agritourism experience it is a necessity that the structures are located on land associated with the agricultural operations. Visitors experiencing the operations of the vineyard and

viniculture expect to be immersed in the onsite operations and be able to access the product related to the agricultural use. This requirement is reflected in state projects such as 'Opening the Gate' and 'Farm Gate Futures' both state and federal government supported agritourism projects. This further reflects the accepted position that visitor accommodation uses enables diversification and value adding to the existing agricultural use on the site and ultimately protects the future of the agricultural use by building in resilience via value adding to the operations. The proposed use is able to satisfy the performance criteria.	
A2 No Acceptable Solution.	**P2** A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to: (a) the area of land being converted to non-agricultural use; (b) whether the use precludes the land from being returned to an agricultural use; (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.
Response Visitor Accommodation is a discretionary use within the zone. The proposed accommodation structures have been sited in an existing disturbed area and appurtenant to existing outbuildings serving the Resource Development and Resource Processing uses. The structures are located in a discrete small land area that is not proposed to be utilised for crops and in any case, there exists further land on site for crop expansion if required. The landowners and operational managers of Priory Ridge Estate are well aware of the land area needs for their vineyard and have carefully and professionally identified a modest area of land to accommodate the structures with the intent of minimising and efficiently locating all aspects of their agricultural operation. Being proximal and appurtenant to existing operations supporting the vineyard, prevents isolated disturbance of land suitable for agriculture on the title and ensures current operations are not constrained by the additional use.	

The proposed use is able to satisfy the Performance Criteria.	
A3 No Acceptable Solution.	**P3** A use listed as Discretionary, excluding Residential, located on prime agricultural land must: (a) be for Extractive Industry, Resource Development or Utilities, provided that: (i) the area of land converted to the use is minimised; (ii) adverse impacts on the surrounding agricultural use are minimised; and (iii) the site is reasonably required for operational efficiency; or (b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.
Response Not applicable. The title is not prime agricultural land as defined and is instead classified as Class 5 within the state's land capability mapping.	
A4 No Acceptable Solution.	**P4** A Residential use listed as Discretionary must: (a) be required as part of an agricultural use, having regard to: (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and

	(v) proximity of the dwelling to the agricultural use; or (b) be located on a site that: (i) is not capable of supporting an agricultural use; (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and (iii) does not confine or restrain agricultural use on adjoining properties.

Response

The proposal includes establishing Agricultural Worker Accommodation on site which the Break O'Day Council is of the opinion is within the Residential Use Class and also asserts is not consistent with Clause 6.2.2. This requires the proposed use and development to be assessed against P4. As the site supports an existing Agricultural use in the form of a vineyard, response is made to the provisions within P4(a).

Priory Ridge Estate is a long-established Vineyard and viniculture operation, including a Cellar Door located at 280 Ansons Bay Road. The site supports an existing dwelling that houses the land owners and active managers of the agricultural use. The existing dwelling is modest in size and allows for the continuous management of the operations.

The estate employs a mix of seasonal/causal and part-time workers across the agricultural work duties. The seasonal and part-time nature of the industry creates accommodation affordability issues for agricultural workers with onsite accommodation providing a solution that satisfies both parties and gives the industry greater certainty in being able to source required workers.

The importance of agricultural worker accommodation has recently been recognized by the State Government in the draft amendment 05-2024 Agricultural Worker Accommodation developed in response to a need for greater consistency in development assessment and certainty for the industry. The draft amendment aims to improve the approval pathways for agricultural worker accommodation in the Agriculture Zone by providing both a Permitted and Discretionary pathway. The draft amendment reflects the state government's acknowledgement that the agriculture industry contributes to Tasmania's economy and with current housing shortages,

there is difficulty in accommodating agricultural workers. It is recognized that it is important to improve the accommodation options available for agricultural workers.

"The proposed amendments provide flexibility for the operator to provide short-term, modular, transportable, or permanent buildings for either seasonal or permanent workers. They may also be self-contained or include shared facilities" (Draft Amendment 05-2024 of the State Planning Provisions – Agricultural Worker Accommodation).

It is evident that the proposed residential use is required as part of an existing agricultural use on site, namely, to serve the seasonal requirements of a productive vineyard and established viniculture operation as the use is for agricultural worker accommodation. Aside from the important onsite operational requirements, provision of accommodation is vitally important in terms of being able to secure the staff required.

Proposed is two, one-bedroom structures which is appropriate for the scale of the vineyard operations to secure the required seasonal staff. Despite the staffing requirement being seasonal in nature, it is nonetheless an intensive position during that time period and onsite accommodation provides the ability to respond to maintaining and protecting the crop during the developmental period especially through adverse and unpredictable climate events. Additionally, specific milestones within the growth and development of the crop, calls for rapid responses to changing conditions. Certainty of having responsive staff in close proximity gives the business greater opportunity to be responsive to the crop, but crucially, it gives greater certainty in being able to attract the seasonal staff for the entirety of crop production. On-site Agricultural work accommodation provides an opportunity for greater success for all parties involved in the agricultural business.

The onsite agricultural worker accommodation has been sited within an existing operations management area that provides for operations associated with site management e.g. associated outbuildings, cellar door and existing. Importantly, co-locating the agricultural worker accommodation with onsite operations infrastructure ensures there is no loss of land that is proposed to be used for agricultural expansion. The siting of the proposed residential structures will enable oversight of the operations whilst being removed from productive land.

The proposed agricultural worker accommodation is required as part of the existing agricultural use (vineyard and viniculture operations) and is able to satisfy the performance criteria as

- the proposed use supports the agricultural use; and

- the structures are sited appurtenant to existing operational buildings thereby minimising land not used for active grape growing and instead being sited on land that was not intended to contribute to crop expansion.

3.1.3 Development Standards for Buildings and Works

The following assessment against the Development Standards for Building and Works is to be interpreted as assessment for both proposed accommodation uses within the Resource and Development and Visitor Accommodation Use Classes.

21.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building; (d) separation from existing use on adjoining properties; (e) the nature of the existing uses on adjoining properties; and (f) any buffers created by natural or other features.
Response The proposed development satisfies the **Acceptable Solution**. The accommodation structures have a maximum height less than 4m (3.76m).	

21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	**P1** Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.
Response The proposed development satisfies the **Acceptable Solution** with all boundary setbacks greater than 5m.	
A2 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**P2** Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties;

	(e) any proposed attenuation measures; and (f) any buffers created by natural or other features.

Response

The development site has a land area of greater than 20 hectares, is bordered on the northern boundary by George River and is irregularly shaped. Priory Ridge Estate is surrounded by agricultural uses and rural residential uses to the south.

Whilst the development for a sensitive use (Residential & Visitor Accommodation) is able to achieve the required 200m setback from a large proportion of boundary points, the irregular shape causes discretion in some locations, particularly directly north and south.

The sensitive use has been sited to be appurtenant and co-located with existing development on site, enabling the maximisation of separation from boundaries. Please refer to Figure 4 below to pictorially demonstrate how the development has been co-located on the site, the irregular shape of the lot and the proximity to surrounding land uses.

The siting of the accommodation structures reflects the relationship with activities on the site, and this has been executed by the landowners and estate managers to ensure the agricultural operations are not compromised but still provide an opportunity for an agritourism experience. Similarly, the proposed development is appurtenant to the existing dwelling on site used by the landowners and estate managers ensuring co-location of ancillary and similar uses that support the use but won't compromise or interfere with the agricultural operations. The figure below demonstrates the arrangement of operations on site to be co-located and centrally positioned achieving maximum separation from site boundaries and adjoining uses. The central development area achieves greater than 200m separation from adjoining uses in all directions and in particular, to the north, the George River provides an additional buffer and greater separation from the development when factored in. The figure below pictorially demonstrates that buildings for a sensitive use are sited so as not to conflict or interfere with an agricultural use.

The proposed development is able to satisfy the **Performance Criteria**.



Figure 4 Surrounding land uses.

21.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.
Acceptable Solutions	**Performance Criteria**
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to: (a) the number of users of the access; (b) the length of the access;

	(c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from the road authority.
Response The subject title has frontage to Ansons Bay Road. Access to the proposed development is achieved from Ansons Bay Road which is a Council maintained road. The proposed development satisfies the **Acceptable Solution.**	

3.2 Overlays

The subject land title is affected by the following planning scheme overlays.

- Scenic road corridor;
- Bushfire prone areas;
- Low landslip hazard band;
- Waterway and coastal protection area; and
- State flood mapping.

The proposed development is located outside of all mapped overlay areas. Consequently, no assessment against the relevant Codes has been undertaken.

4. Code Assessment

4.1 C2.0 Parking and Sustainable Transport Code.

4.1.1 C2.5 Use Standards

C2.5.1 Car Parking Numbers

The subject site supports existing approved use and development within the Resource Development Use Class. The site supports a large existing car parking area to service the existing use with approximately twenty-four onsite car parks.

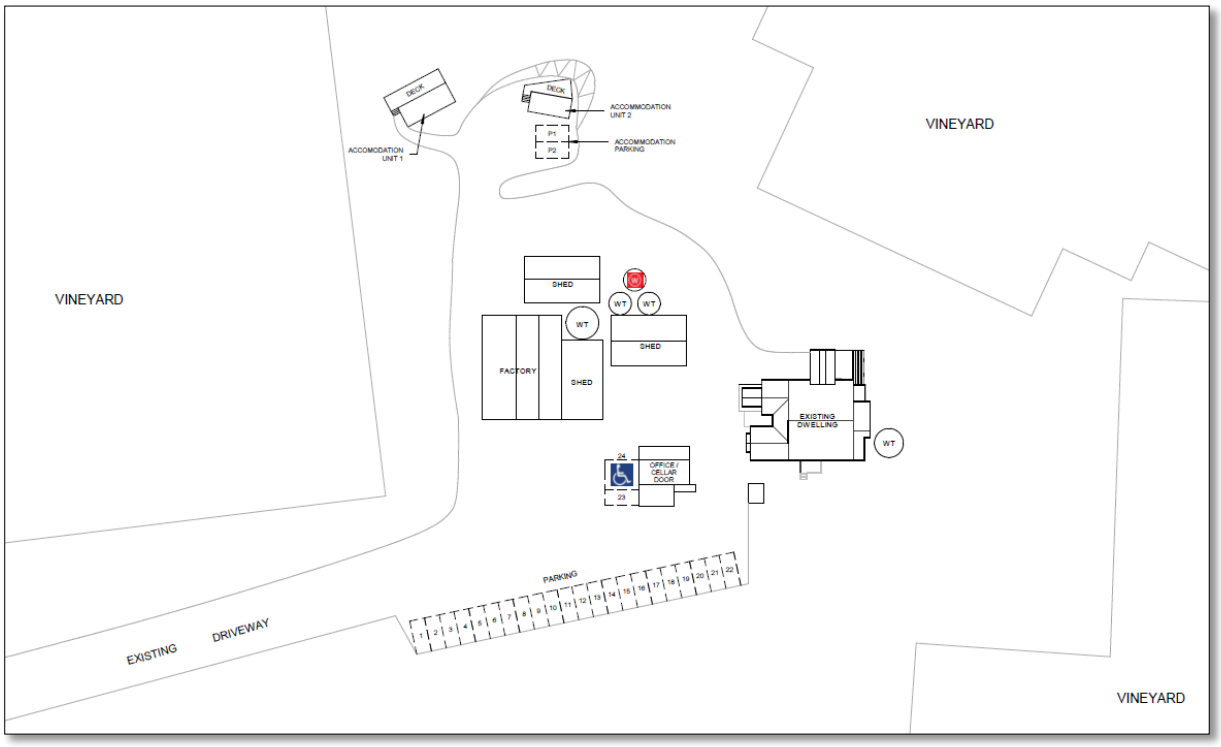


Figure 5. Existing and proposed car parking

The proposed Worker Accommodation is within the Residential Use Class and Table C2.1 requires one vehicle parking space per structure. Regarding the Visitor Accommodation Use, Table C2.1 also requires one car parking spaces per structure. As the use of the structures will mainly be worker accommodation and only utilized for short-term accommodation when available, only one use class will be in operation at any one time.

Appropriately, each accommodation structure has been provided with one car park which are located adjacent to the proposed accommodation structures (Refer to Site Plan Detail Dwg No. 3). These car parking spaces are additional to those that already exist on site and are more than what is required. The proposed use is able to satisfy the **Acceptable Solution**.

C2.5.2 – C2.5.5 are not applicable.

4.1.2 C2.6 Development Standards for Buildings and Works

5. C2.6.1 Construction of parking areas

Objective:

That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	**Performance Criteria**
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all-weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	**P1** All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing
Response All parking, access ways, manoeuvring and circulation spaces are constructed with a durable all-weather pavement and drained to contain stormwater on the large agricultural site (greater than 20ha).	

5.1 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.

The development site is serviced by an existing vehicle crossing that provides access for the existing Resource Development Use including the Cellar Door. The existing crossover services:

1. Residential use associated with the Vineyard and accounting for three full-time staff (owner operators);
2. Casual and Part-time Staff that do not extend across the full year; and
3. Visitors to the Cellar Door which is operational October to Easter annually.

Assessment against C3.0 Road and Railway Assets Code is required when there will be an **increase** in the amount of vehicular traffic using an existing vehicle crossing.

The proposed Agricultural Worker Accommodation does not increase the use of the vehicle crossing as these staff represent an existing use of the crossing.

The proposed Visitor Accommodation use associated with the vehicle crossing, replaces the existing Agricultural Worker Accommodation use that will not be present due to the seasonal use of the site and consequently it can be argued that there is no increase in the use of the vehicle crossing.

In any case, Visitor Accommodation generates on average 4.5 vehicle movements per day. The proposal for two units would generate roughly 9 vehicle movements per day and satisfies Table C3.1, being less than 40 vehicle movements per day. In any case, the proposed use is able to satisfy the Acceptable Solution.

C3.6 Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Ansons Bay Road is a council-maintained road, and the proposed uses are not within a road or railway attenuation area. No further assessment against the standard is required.

3. Conclusion

The application has been assessed against the objectives of the Scheme, in particular the Agriculture Zone and all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and relevant Performance Criterion. We look forward to the Break O'Day Council issuing a Development Permit for the proposed Agriculture Worker Accommodation and Visitor Accommodation at Prior Ridge Estate.

D.J. Szekely

Deborah Szekely MPIA 16/10/2026
SZEKELY PLANNING ADVISORY

GEOTON Pty Ltd

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12 August 2026

Reference No. GL26293Ab

Priory Ridge Estate
280 Ansons Bay Road
ST HELENS TAS 7216

RE: On-site Wastewater Assessment and Design
280 Ansons Bay Road, St Helens

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

Should you require clarification of any aspect of this report, please contact Brett Street or the undersigned on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd



Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	12/08/2026	B Street	T Barriera	Original

1 INTRODUCTION

A limited scope investigation has been conducted for Priory Ridge Estate at the site of a proposed accommodation development at 280 Ansons Bay Road, St Helens.

The suitability of the site for the disposal of domestic wastewater and the design of an on-site wastewater system in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management”.

Sketch plans of the proposed development were provided, unreferenced and undated. We understand that the proposed development will consist of two one-bedroom accommodation dwellings.

2 FIELD INVESTIGATION

The field investigation was carried out on 26 June 2026 and involved the drilling of 2 boreholes by hand auger to depths of 0.7m to 1.5m.

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 developed with a vineyard, winery and primary dwelling. The proposed accommodation is to be located downslope of the winery to the north. The proposed wastewater disposal area is to be located downslope of the accommodation on a gentle slope of approximately 8° to 10°. The ground surface within the disposal area generally has low grass cover (Plate 1).

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is mapped as Devonian – Carboniferous period igneous rocks comprising dominantly granodiorite, with this being generally confirmed by our field investigation.



Plate 1: View of the proposed wastewater disposal area looking towards the west, 26.06.2026.

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay, indicates that the development site is not within a mapped landslide hazard band, however the steeper slopes to the east are mapped within a low landslide hazard band.

The investigation indicated that the soil profile is relatively uniform across the site. Borehole BH1 encountered silty sand topsoil to a depth of 0.2m, overlying sand to a depth of 0.8m, overlying clayey sand to a depth of 1.0m, underlain by sandy clay to the investigated depth of 1.5m. Borehole BH2 encountered silty sand topsoil to a depth of 0.2m, underlain by sand to the auger refusal depth of 0.7m on inferred cobble.

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

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

4 EFFLUENT DISPOSAL

The AS/NZS 1547:2012 provides a guide for typical wastewater flow allowances under a range of circumstances. The standard recommends a typical wastewater flow of 120 litres/person/day for households on a tank water supply.

As the proposed accommodation units are one-bedroom with a population equivalent of 2 persons per unit, a wastewater daily flow of 240L/day per unit is required.

Total flow 480L/day.

4.1 Permeability of Soil and Soil Category

The permeability (K_{sat}) at the site was measured at 1.5m/day. Based on the findings of the borehole investigation and the results of the permeability test, the soil has been classified as follows:

- Texture – Sandy Loam (Table E1 from AS1547-2012);
- Structure – Massive (Table E4 from AS/NZS1547-2012); and
- Category – 2 (Table E1 from AS/NZS1547:2012).

For massive Category 2 soils, the indicative K_{sat} from AS/NZS1547 Table 5.1 is 1.4m/day to 3.0m/day. Therefore, the measured permeability is consistent with massive Category 2 soils.

- Adopted Permeability – 1.5m/day.

4.2 Disposal and Treatment Method

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

As such, the site assessment indicates that the site is suitable for the disposal of domestic effluent by way of a septic tank, which is required to have a minimum capacity of **3,000L,** and an absorption bed system.

4.3 Design Loading Rate

The adopted design loading rate for the absorption trenches has been set at a rate of 25mm/day as outlined in AS/NZS 1547:2012 Table L1.

4.4 Absorption Trench System

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

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

Where L = Length in metres

Q = Design daily flow rate in L/day

DLR = Design Loading Rate in mm/day

W = Trench width in metres (set at 1.0m)

As the DLR value has been set at 25mm/day and the design daily flow rate (Q) has been set at 480L/day, when the parameters are inserted in the above equation the trench dimensions required are as follows:

- Trench length = 19.2m (**2 x 9.6m trenches**)

- Trench width = 1.0m
- Trench depth = 0.45m

The trenches are to be installed along the contours and below each other.

The disposal field for the above scenario would need to be a minimum of 9.6m long and 4m wide, due to the following condition:

- A downslope separation of 2m (minimum) must be left between trenches.

This would give a disposal area of approximately 38.4m^2. These dimensions may be modified to suit the client's needs provided that the total length remains and the spacing between and around the trenches is adhered to.

There is adequate secondary (back-up) area of 38.4m^2 if required.

The trenches are to be located in the area shown on the site plan. A distribution box is to be installed to ensure even distribution of effluent to the two trenches. The distribution box shall be installed on a level concrete pad extending at least 0.2m beyond the distribution box.

The trenches are to be constructed as per the cross sections located on Drawing WW-13, attached.

4.5 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. As per the documents, the following setbacks are required:

- 71.0m from downslope sensitive features such as watercourses;
- 16.0m from downslope property boundaries;
- 1.5m from up-slope or cross-slope boundaries;
- 12.0m from downslope buildings;
- 3.0m from upslope and cross-slope buildings; and
- 50.0m from groundwater bores.

The closest groundwater bore as mapped on the LIST is more than 300m to the south of the site.

4.6 Wastewater Recommendations

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

- Septic tanks **must be** pumped out at least every 3 to 5 years or more frequently depending on usage;
- Minimise domestic water use;

- Minimise the use of non-biodegradable detergents;
- Minimise the use of detergents containing phosphorous (eg calgon and similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor quality of groundwater.

4.7 Land Use Activity

The land application area shall not be:

- Paved or Sealed;
- Subject to Vehicular traffic (other than a lawn mower); and
- Subject to regular foot traffic such as pathways and clothesline areas.

5 REFERENCES

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

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

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

Attachments:

Limitations of report

Drawing 1 – Locality Plan

Drawing 2 – Site Plan

Drawing WW-01 – Typical Cut-Off Drain

Drawing WW-13 - Typical Trench Section

Appendix A – Borehole Logs & Explanation Sheets

Appendix B – Certificate Forms

GEOTON Pty Ltd

Geotechnical Consultants - Limitations of report

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

Project specific criteria

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

Subsurface variations with time

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

Interpretation of factual data

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

Report Recommendations

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

Specific purposes

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

Interpretation by others

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

Report integrity

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

Geoenvironmental issues

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



Legend

BH 1 — Approximate Borehole Location

5° — Approximate Slope angle in Degrees

Contour in Metres (LiDAR Derived)

Cadastral Parcels

GEOTON Pty Ltd

Date	12/08/2026	Drawn	BS
Scale	As Shown	Approved	TB
Original size	A3	Rev	

Client: PRIORY RIDGE ESTATE

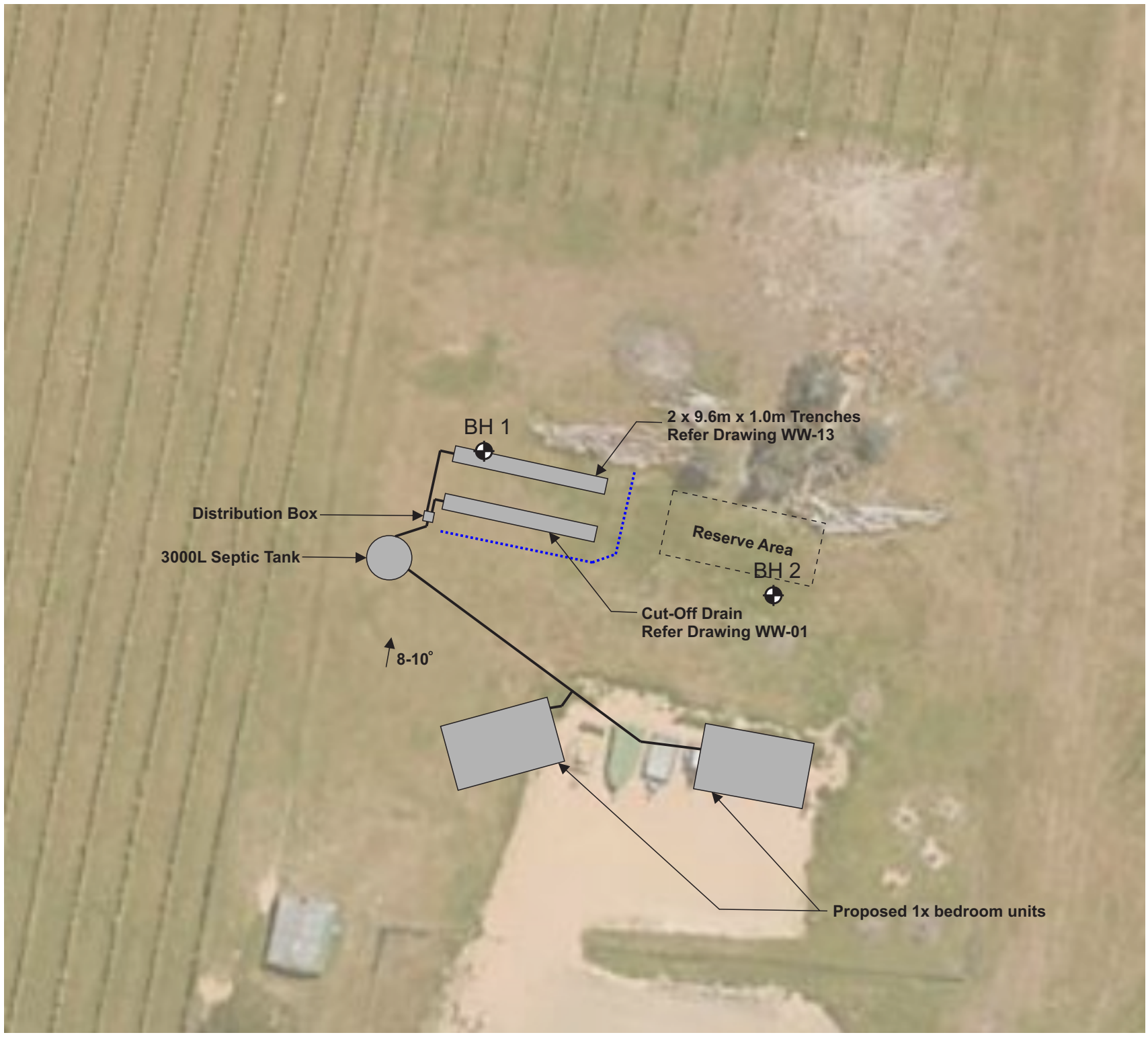
Project: 280 ANSONS BAY ROAD ST HELENS

Title: LOCALITY PLAN

Project no: GL26293A

Drawing no. 1

N



NOTES

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

VENTS, OVERFLOW RELIEF GULLY AND INSPECTION OPENINGS TO BE PROVIDED AS PER THE PLUMBING CODES AND REGULATIONS
TRENCHES ARE TO BE SET BACK:

- 71.0m from downslope sensitive features such as watercourses;
- 16.0m from downslope property boundaries;
- 1.5m from up-slope or cross-slope boundaries;
- 12.0m from downslope buildings;
- 3.0m from upslope and cross-slope buildings; and
- 50.0m from groundwater bores.

Approximate Scale (m)

0 5 10 15 20

Legend

- BH 1 — Approximate Borehole Location
- 5° — Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)
- Cadastral Parcels

GEOTON Pty Ltd

Date	12/08/2026	Drawn	BS
Scale	As Shown	Approved	TB
Original size	A3	Rev	

Client: PRIORY RIDGE ESTATE

Project: 280 ANSONS BAY ROAD ST HELENS

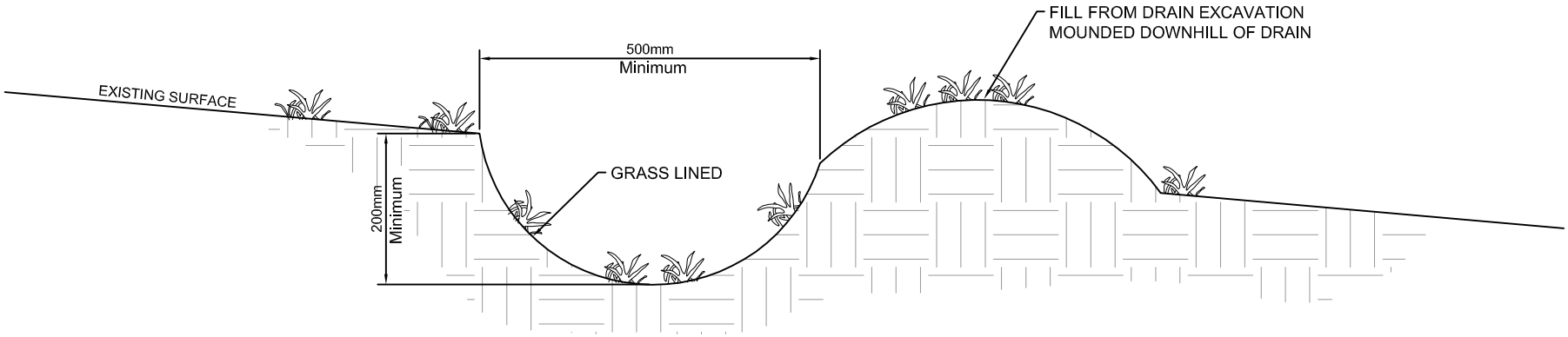
Title: SITE PLAN

Project no: GL26293A

Drawing no. 2

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IT SHOULD NOT BE USED WITHOUT PRIOR CONSENT.

GEOTON Pty Ltd
GEOTECHNICAL CONSULTANTS



TYPICAL CUT–OFF DRAIN SECTION

SCALE 1:10

SCALE

0mm 250mm 500mm

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

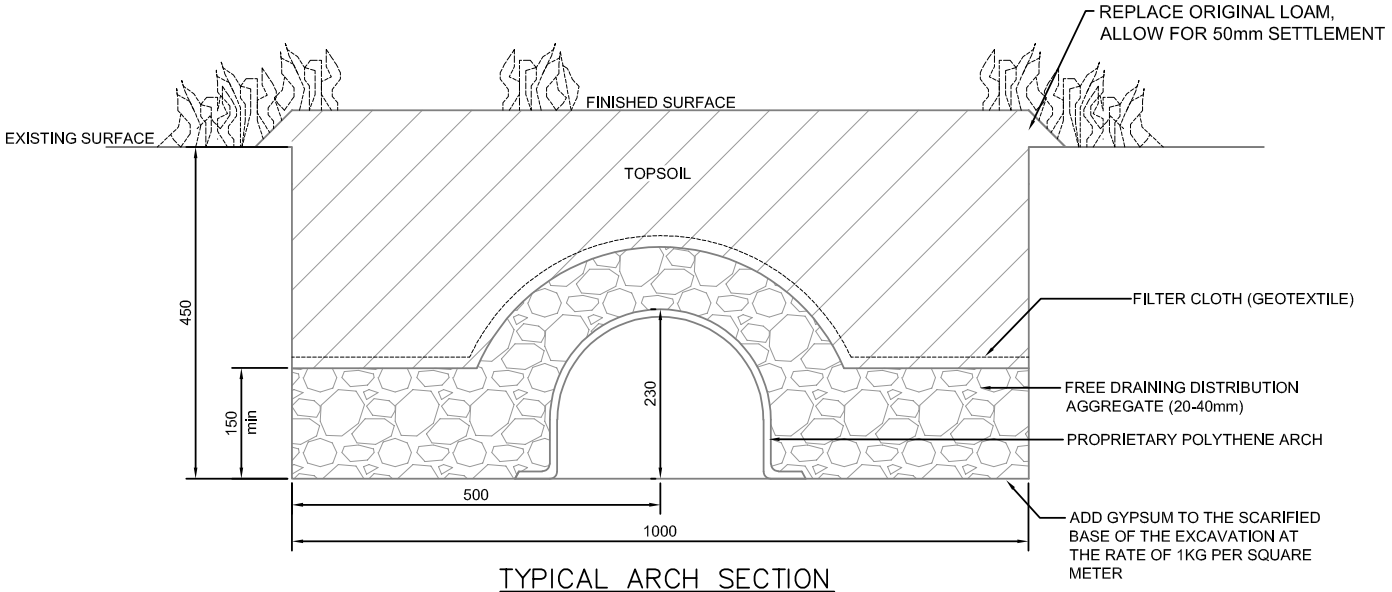
NOTES:

(A) Pipe and fittings complying with AS 2439.2, AS 2698.2, AS/NZS 4129, AS/NZS 4130, or AS/NZS 1477 are suitable materials.

(B) The distribution aggregate shall be carefully placed into the trench, so as to avoid damage to both the trench base and sidewalls and the pipework. Care shall also be taken when placing backfill over in situ distribution aggregate during or after heavy rainfall.

(C) Do not compact the trench or expose to traffic. The trench floor should be level, evenly raked and have no low spots

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TYPICAL ARCH SECTION

SCALE 1:10

SCALE

0mm 250mm 500mm

DRAWING:	WW-13
DATE:	06/01/2025
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA

Appendix A

Borehole Logs

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ENGINEERING BOREHOLE LOG: BH1

Client : Priory Ridge Estate
Project : On-site Wastewater Assessment and Design
Location : 280 Ansons Bay Rd, St Helens TAS 7216, Australia

Easting : 601627.58
Northing : 5428147.49
Inclination : 90deg
Azimuth :

Sheet : 1 OF 1
Job No : GL26293A
Logged : Brett Street
Logged Date : 26/06/2026
Drill Rig :

Method	Penetration	Water	Samples	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA				0.25		SM	TOPSOIL - Silty SAND - fine to medium grained, black brown,	M	MD	
				0.50		SP	SAND - medium grained, orange,	M	MD	
				0.75		SC	Clayey SAND - fine to medium grained, orange brown,	M	MD	
				1.00		CI	Sandy CLAY - medium plasticity to high plasticity, orange, fine grained sand,	M	St	
				1.25			BH1 Terminated at 1.5 m			

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ENGINEERING BOREHOLE LOG: BH2

Client : Priory Ridge Estate
Project : On-site Wastewater Assessment and Design
Location : 280 Ansons Bay Rd, St Helens TAS 7216, Australia

Easting : 601627.58
Northing : 5428147.49
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL26293A
Logged : Brett Street
Logged Date : 26/06/2026
Drill Rig : Hand Auger - 100mm

Method	Penetration	Water	Samples	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA				0.25		SM	TOPSOIL - Silty SAND - fine to medium grained, black brown,	M	MD	
				0.50		SW	SAND - fine to medium grained, orange,	M	MD	
							BH2 Refusal at 0.7 m (Cobble)			

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Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	Tungsten Carbide 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
ME	Manual Excavation
NDD	Non Destructive Digging

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	Pressuremeter
B_S	Bulk sample
E	Environmental Sample
R	Refusal – Material cannot be penetrated
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
PI	Plasticity Index
LL	Liquid Limit
LS	Linear Shrinkage
Iss	Shrink Swell Index

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	Very Soft
S	Soft
F	Firm
St	Stiff
VSt	Very Stiff
H	Hard
Fr	Friable
VL	Very Loose
L	Loose
MD	Medium Dense
D	Dense
VD	Very Dense

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Soil Description Explanation Sheet (1of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

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

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

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

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

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

TRANSPORTED SOILS

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

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Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

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

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

Appendix B

Certificate Forms

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Priory Ridge Estate *Owner name*
280 Ansons Bay Road *Address*
St Helens Tas 7216 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Priory Ridge Estate
Designer's project reference No. GL26293Ab
Address: 208 Ansons Bay Road
Lot No: 156788/1
St Helens Tas 7216

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

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

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

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

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

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

Other details:
All design documents provided in Report GL26293Ab, dated 12/08/2026

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/NZS1547:2012 On-site domestic-wastewater management

Any other relevant documentation:

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		12/08/2026
Licence No:	CC6220P		

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Geotechnical Consultants

LOADING CERTIFICATE

To:	**Priory Ridge Estate**		*Owner /Agent*	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	280 Ansons Bay Road		*Address*	
	St Helens Tas	**7216**	*Suburb/postcode*	

Details of work:

Address:	**280 Ansons Bay Road**		Lot No:	1
	St Helens Tas	**7216**	Certificate of title No:	156788/1
The work related to this certificate:	On-site domestic-wastewater management		*(description of the work or part work being certified)*	

Certificate details:

In issuing this certificate the following matters are relevant –

Documents:	Report GL26293Ab dated 12/08/2026 Drawing 1 – Locality Plan Drawing 2 – Site Plan Drawing WW-01 – Typical Cut-Off Drain Drawing WW-13 – Typical Arch Section
Relevant calculations:	Contained in the above
References:	AS/NZS1547:2012 On-site domestic-wastewater management

Substance of Certificate:

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

Wastewater Characteristics

Population equivalent used for this assessment = 4 (2 x 1 Bedrooms)
Wastewater volume (L/day) used for this assessment = 480 (120 Litres per person)
Approximate blackwater volume (L/day) = 192
Approximate greywater volume (L/day) = 288

Soil Characteristics/Design Criteria

Texture (Table E1 from AS/NZS 1547) = Sandy Loam
Soil category (Table E1 from AS/NZS 1547) = 2
Soil structure (Table E4 from AS/NZS 1547) = Massive
Indicative permeability (Table 5.1 from AS/NZS 1547) = 1.4-3.0m/day
Adopted permeability = 1.5m/day
Adopted Design Loading Rate = 25mm/day
Soil thickness for disposal = >1.5m
Minimum depth (m) to water = >1.5m

Dimensions for On-Site Treatment System

Disposal and treatment methods = Septic tank and absorption trenches
Site modification and specific design = N/A
Primary disposal area required = 38.4m^2
Reserve disposal area required = 38.4m^2
Location and use of Reserve area = Reserve area located to the east of the proposed dwelling, currently vacant
Is there sufficient area available on site for disposal (including reserve) = Yes

Notes

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

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

Allowable Variation from Design Flow

Based on a septic tank capacity of 3000L and wastewater design volume of 480L/day the allowable variation from design flow (peak loading events) would be an additional 520L/day (Total flow of 1000L/day as per table J1 of AS/NZS 1547:2012).

System Limitations

Consequences of overloading the system:
Overloading the system can result in failure of the septic tank and land application system. This is a serious health and environmental hazard and can lead to any one or more of the following:

- Spread of infectious disease;
- Breeding of mosquitoes and attraction of flies and rodents;
- Nuisance and unpleasantness;
- Pollution of waterways;

- Contamination of bores, wells and groundwater; and
- alteration to local ecology.

Consequences of under loading the system:
Under loading the system may result in the bacteria to stop working and system failure.

Operation Requirements
Refer to Section T5.2.1 of AS/NZS 1547:2012 for additional requirements.
For on-site system to work well the following is required:

- Reduce sludge building up through scraping all dishes to remove fats/grease; don't use a food waste disposal unit; and don't put sanitary napkins into the system.
- To keep bacteria working in the septic tank use biodegradable soaps; use a low phosphorous detergent; don't use powerful bleaches and disinfectants; and don't put chemicals or paint down the drain.
- Conservation of water will reduce the volume of effluent requiring disposal to the land application area, make it last longer and improve its performance.

Maintenance Requirements
Refer to Section T5.2.2 of AS/NZS 1547:2012 for additional requirements.
Maintenance of the system should include the following:

- Septic tanks must be inspected at least annually and pumped out regularly once the scum and sludge occupy two thirds of the tank volume. Typically a septic tank must be pumped out at least every 3 to 5 years or more frequently depending on usage.
- Grease traps must be inspected at least quarterly and cleaned out regularly.
- Deep rooting trees or shrubs should not be grown over absorption trenches or pipes.
- Surface water diversion drains should be maintained upslope of and around the land application area and kept clean to reduce seepage of rainwater into the trenches.
- Maintain disposal area by maintaining plants and mowing grass to ensure that plants/grasses take up nutrients with maximum efficiency.
- Check disposal area for blockages such as wet spots and uneven grass colour.

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		12/08/2026	GL26293Ab

Assessment of Certifiable Works: (TasWater)

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

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

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

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

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The works 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:

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		12/08/2026