



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Wilson Homes - PA\24\0273
PROPERTY ADDRESS:	239 Emu Bay Road DELORAINE (CT: 184483/3)
DEVELOPMENT:	Single dwelling - setback, driveway.

The application can be inspected until **Monday, 22 July 2024**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 6 July 2024.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="239 Emu Bay Road"/>	Certificate of Title:	<input type="text" value="184483"/>
Suburb:	<input type="text" value="Deloraine"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="3"/>
Land area:	<input type="text" value="1900.01"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Vacant Land"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building: *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 184483	FOLIO 3
EDITION 2	DATE OF ISSUE 25-May-2023

SEARCH DATE : 24-Aug-2023

SEARCH TIME : 03.10 PM

DESCRIPTION OF LAND

Parish of MALLING Land District of DEVON
 Lot 3 on Sealed Plan 184483
 Derivation : Part of Lot 429, 213 Acres Gtd. to James Duff
 Mackay & William Kenney
 Prior CT 37095/1

SCHEDULE 1

N128970 TRANSFER to ANDREW ARTHY and SARAH-JANE GRIEVE
 Registered 25-May-2023 at noon

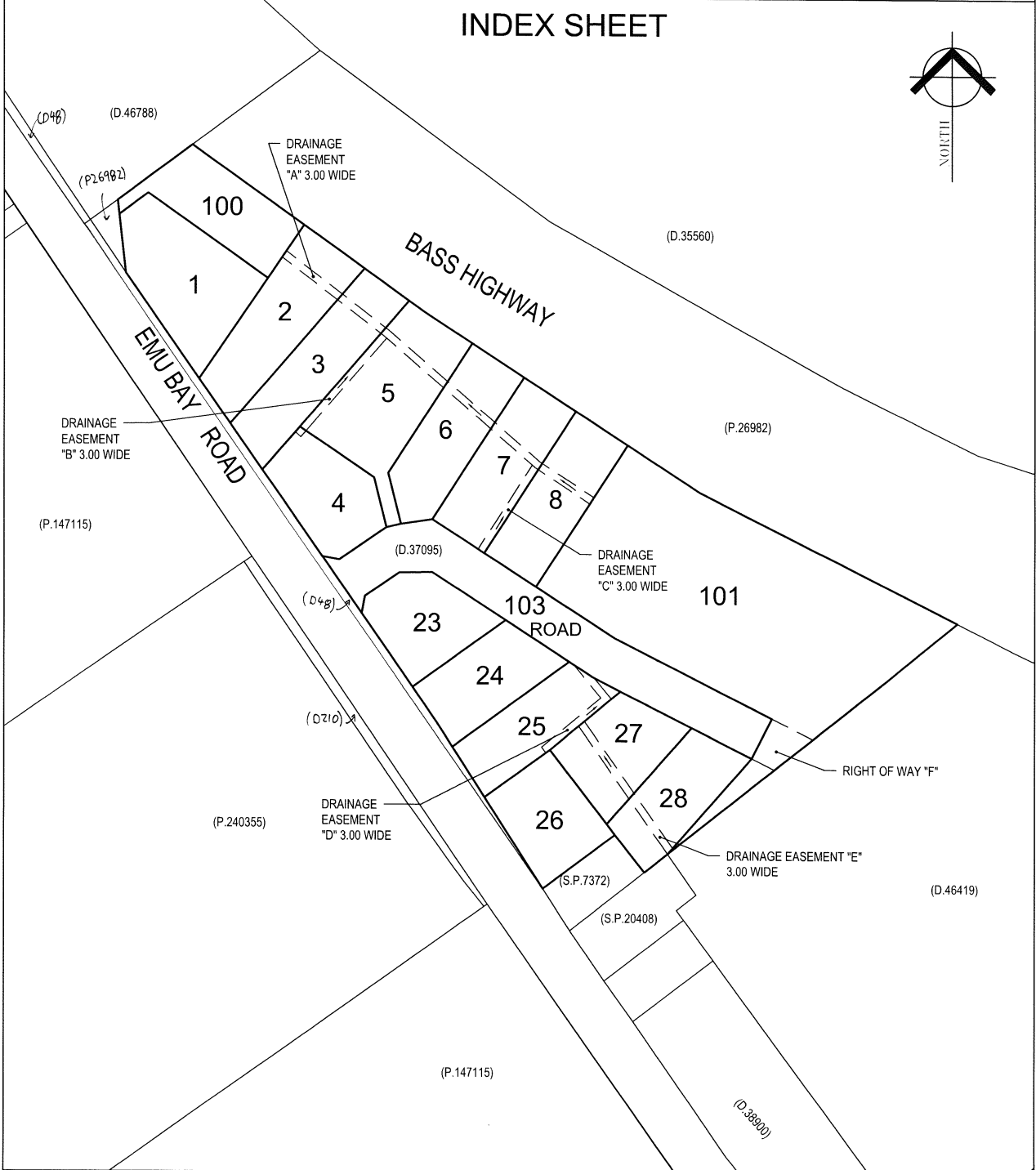
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP184483 EASEMENTS in Schedule of Easements
 SP184483 FENCING COVENANT in Schedule of Easements
 SP184483 SEWERAGE AND/OR DRAINAGE RESTRICTION
 A854244 PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935 Registered 21-Jul-1983 at 12.01
 PM
 B738897 PROCLAMATION under Section 52A of the Roads and
 Jetties Act 1935 Registered 10-May-1995 at noon

UNREGISTERED DEALINGS AND NOTATIONS

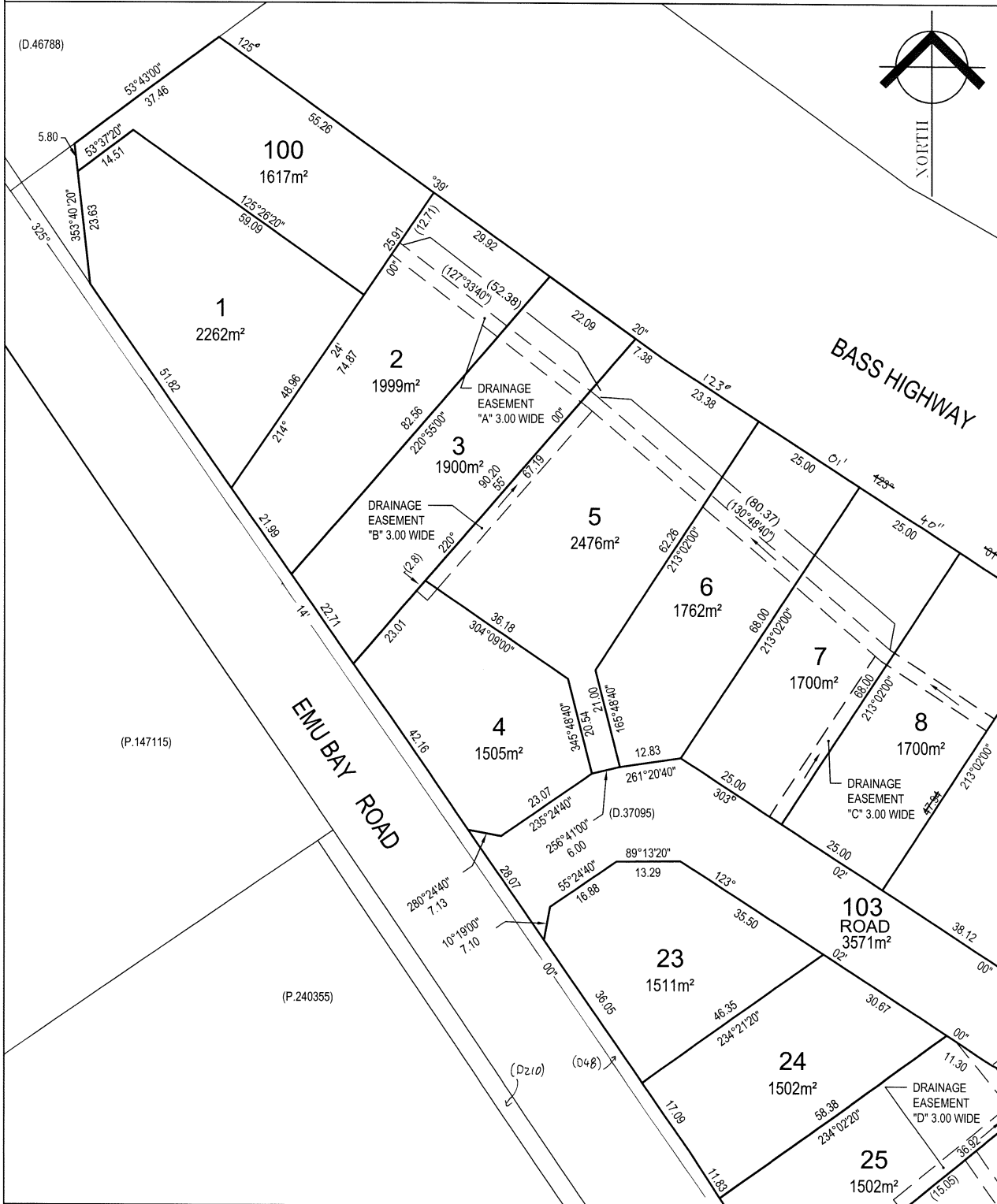
No unregistered dealings or other notations

OWNER PATON ENTERPRISES PTY LTD	<p align="center">PLAN OF SURVEY</p> BY SURVEYOR R. M. PECK LOCATION LAND DISTRICT OF DEVON PARISH OF MALLING	REGISTERED NUMBER SP184483	
FOLIO REFERENCE C.T. 37095/1, GRANTEE PART OF LOT 429 213 ^{AC} GRANTED TO JAMES DUFF MACKAY AND WILLIAM KENNEY			APPROVED EFFECTIVE FROM 20 MAR 2023 <i>R. M. Peck</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No. D.37095	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

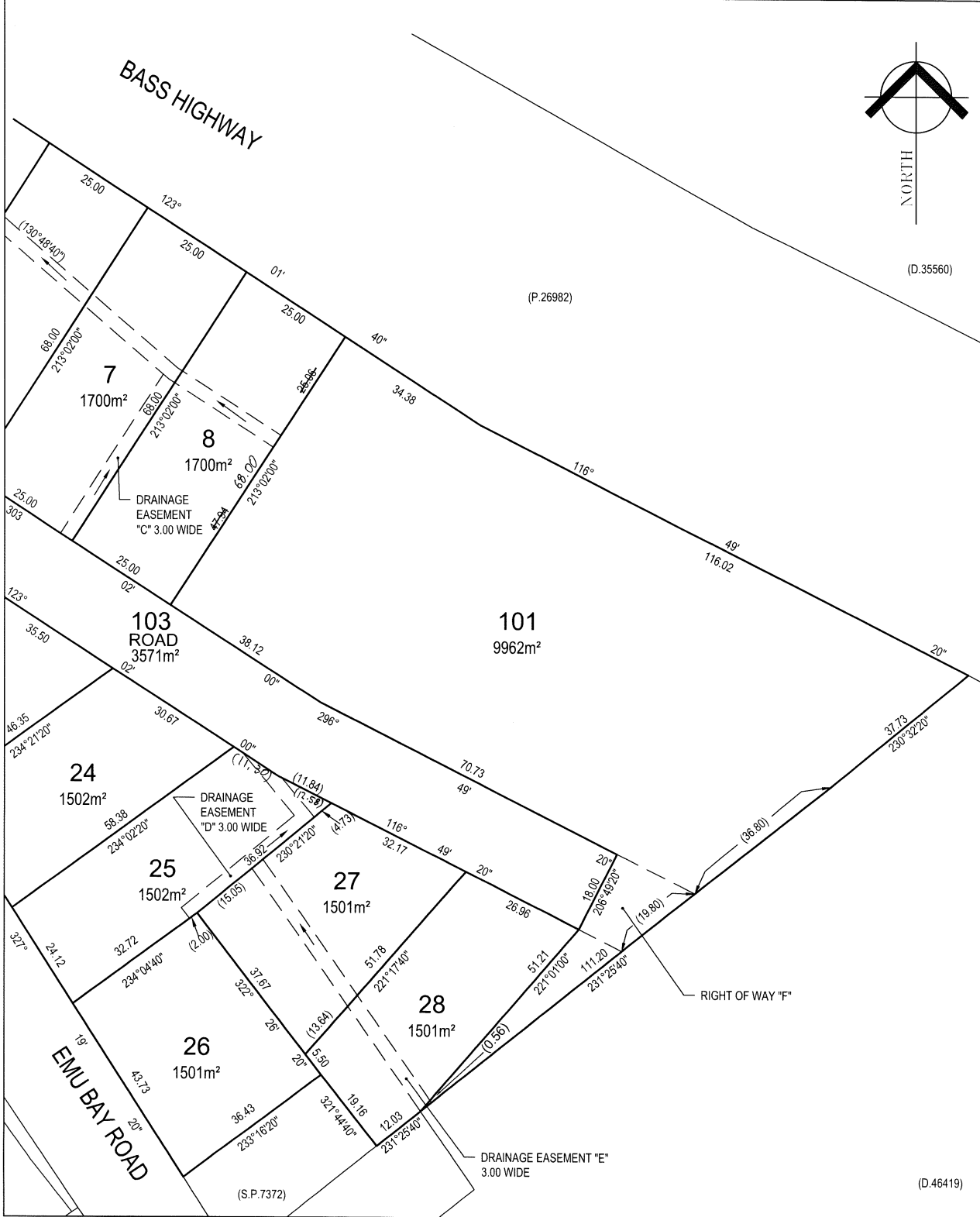


<i>R. M. Peck</i> REGISTERED LAND SURVEYOR	13.02.23 DATE	<i>M. Peck</i> COUNCIL DELEGATE	16.2.2023 DATE
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<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER PATON ENTERPRISES PTY LTD FOLIO REFERENCE C.T. 37095/1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number SP. 184483</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 16.2.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> 19/12/22 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 20 MAR 2023 <i>[Signature]</i> Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER PATON ENTERPRISES PTY LTD FOLIO REFERENCE C.T. 37095/1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number SP. 184483</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>M. Kelly</i> Council Delegate 16.2.2023 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>R.M. Wilson</i> Registered Land Surveyor 13.02.23 Date</p>	<p>APPROVED EFFECTIVE FROM 20 MAR 2023 <i>Reynolds</i> Recorder of Titles</p>



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP. 184483

PAGE 1 OF 2 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 2, 3, 5, 6, 7 and 8 on the Plan are each SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "A" 3.00 Wide shown on the Plan.

Lots 4 and 5 on the Plan are each SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "B" 3.00 Wide shown on the Plan.

Lot 7 on the Plan is SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "C" 3.00 Wide shown on the Plan.

Lot 25 on the Plan is SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "D" 3.00 Wide on the Plan.


Lots 27, 28 and 101 on the Plan are each SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "E" 3.00 Wide on the Plan.

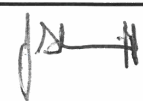
Lot 101 on the Plan is SUBJECT TO a right ^{of} carriage way for the Meander Valley Council over Right of Way "F" shown on the Plan and passing through that Lot.

FENCING COVENANT

The owner of each Lot covenants with the Vendor Paton Enterprises Pty Ltd (A.C.N. 639 417 217) that the said Paton Enterprises Pty Ltd (A.C.N. 639 417 217) shall not be required to fence.

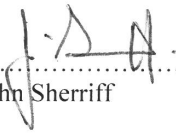
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: PATON ENTERPRISES PTY LTD	PLAN SEALED BY: Meander Valley Council
FOLIO REF: 37095/1	DATE: 16 February 2023
SOLICITOR & REFERENCE: Shields Heritage DA Smith	PA/23/0020 REF NO.
	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP, 184483</p>
<p>SUBDIVIDER: PATON ENTERPRISES PTY. LTD. FOLIO REFERENCE: 37095/1</p>	

EXECUTED by PATON ENTERPRISES)
PTY LTD (A.C.N. 639 417 217)) the)
 registered proprietor of the land comprised)
 in Folio of the Register Volume 37095 Folio 1)
 pursuant to Section 127(1)(c) of the)
 Corporations Act 2001 by being signed by)
 the company's sole director who is also the)
 sole company secretary)



 Jason John Sherriff

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SITE PLAN (1:250)
4	SOIL & WATER MANAGEMENT PLAN
5	GROUND FLOOR PLAN
6	ELEVATIONS / SECTION
7	ELEVATIONS
8	WINDOW & DOOR SCHEDULES
9	ROOF DRAINAGE PLAN
10	FLOOR COVERINGS
11	KITCHEN DETAILS
12	BATHROOM DETAILS
13	POWDER ROOM DETAILS
14	LAUNDRY DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
CARPORT	36.00
LIVING	128.38
PORCH	1.93
TOTAL	166.31 m²

HIGHLY REACTIVE / PROBLEMATIC SOIL TYPE. REFER TO HYDRAULICS PLANS AND DETAILS PREPARED BY GANDY AND ROBERTS

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY GES (TBC)

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

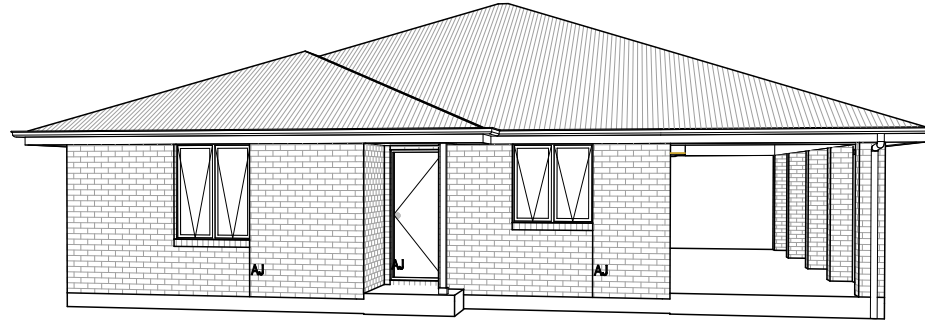
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	41.20km
ZONING	LOW DENSITY RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	8,000mm
SIDE A	MIN. 5,000mm	3,500mm
SIDE B	MIN. 5,000mm	6,300mm
REAR	MIN. 5,000mm	61,602mm
BULK & SCALE		
SITE AREA	1,900m²	
SITE COVERAGE	MAX. 30%	8.75%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	337mm
FILL DEPTH	MAX. 1,000mm	296mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:- Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig information, Planning Approval.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2445mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

- ROOF:
- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
 - PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
 - PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
 - PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
 - PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

- WALLS, POSTS AND BEAMS:
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
 - EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

- WINDOWS AND DOORS:
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
 - PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
 - SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
 - SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
 - PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
 - PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
 - PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

- OTHER:
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: _____ DATE: _____

SUBJECT TO NCC 2022 (1 MAY 2023) WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

PRELIMINARY PLAN SET

3	PRELIMINARY PLAN SET - UPDATE - SUB CONNECTION ADDED TO PLAN	ALL	2024.06.19	RT2	
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2024.05.30	HMI	DKZ
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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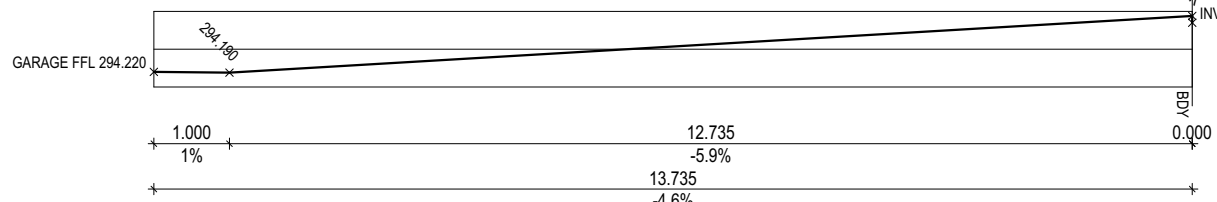
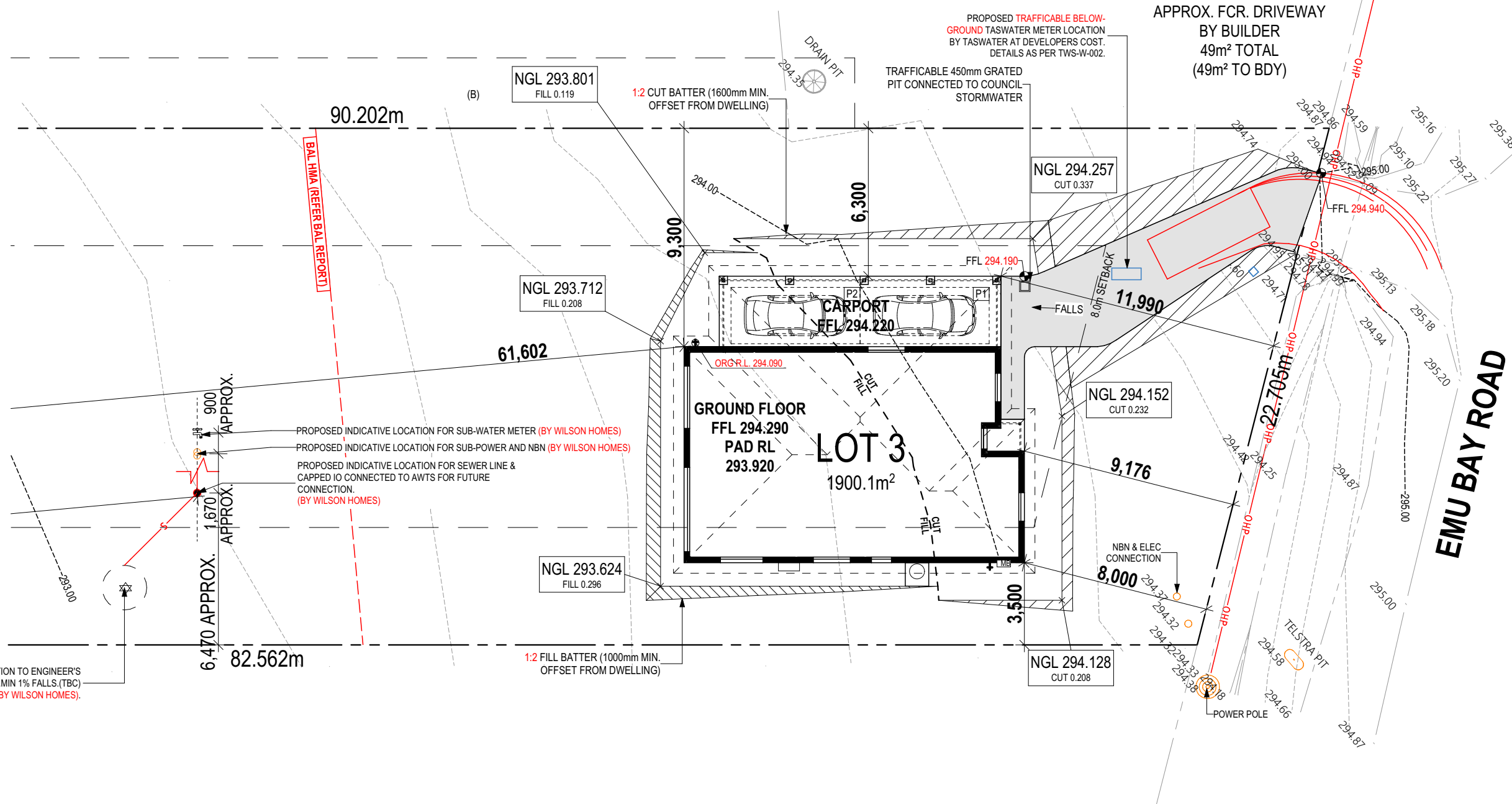
SPECIFICATION: DISCOVERY	REVISION: 1 DRAFT SALES PLAN - CT1	DRAWN: JOL 25/03/2024	CLIENT: SARAH-JANE GRIEVE & ANDREW ARTHY	HOUSE DESIGN: CRYSTAL 14	HOUSE CODE: H-WDCCYS10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2024	2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024	ADDRESS: 239 EMU BAY ROAD, DELORAINIE TAS 7304	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCCYS10CLASA	
	3 PRELIM PLAN UPDATE	RT2 19/06/2024	LOT / SECTION / CT: 3 / - / 184483	COUNCIL: MEANDER VALLEY COUNCIL	SHEET No.: 1 / 14	
				SHEET TITLE: COVER SHEET	SCALES:	713987

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	18.05m³	40.61t
FILL	18.06m³	40.64t
DIFFERENCE	0.01m³	0.02t
EVEN CUT & FILL		

LOT SIZE: **1900.1m²**
 HOUSE (COVERED AREA): **166.31m²**
 SITE COVERAGE: **8.75%**

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS



DRIVEWAY DETAILS
 SCALE: 1:100

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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
DISCOVERY	1 DRAFT SALES PLAN - CT1	JOL 25/03/2024	SARAH-JANE GRIEVE & ANDREW ARTHY	CRYSTAL 14	H-WDCCYS10SA	
COPYRIGHT:	2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2024	3 PRELIM PLAN UPDATE	RT2 19/06/2024	239 EMU BAY ROAD, DELORAINIE TAS 7304	CLASSIC	F-WDCCYS10CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	713987
			3 / - / 184483	SITE PLAN	2 / 14	
			COUNCIL:		SCALES:	1:100, 1:200
			MEANDER VALLEY COUNCIL			

Last Published: Wednesday, 19 June 2024 3:00 PM
 File Location: P:\8_Drafting\Job Files\713900713987 - Grieve\Plans\713987 Grieve - AC24-2024.06.14.pln
 Template Version: 24.06

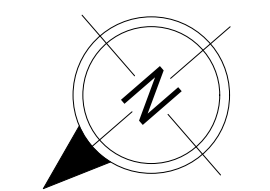
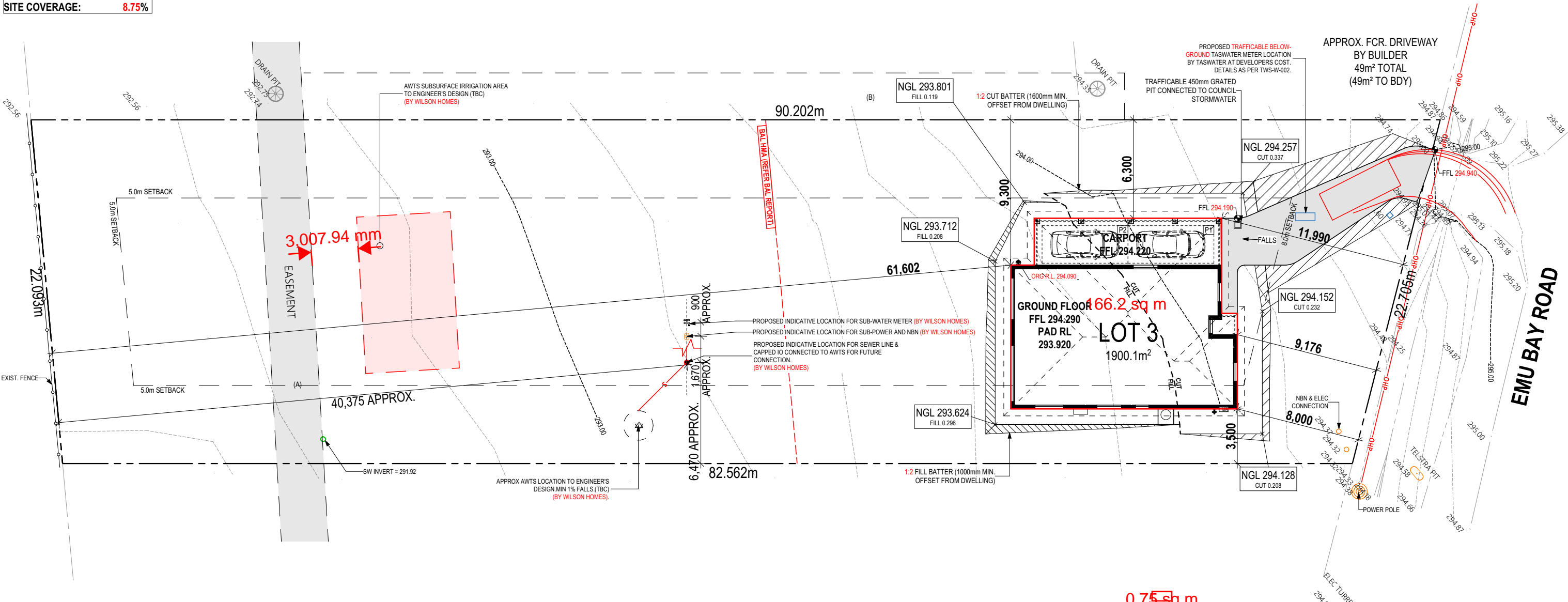
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	18.05m³	40.61t
FILL	18.06m³	40.64t
DIFFERENCE	0.01m³	0.02t
EVEN CUT & FILL		

LOT SIZE: **1900.1m²**
 HOUSE (COVERED AREA): **166.31m²**
 SITE COVERAGE: **8.75%**

**PLANS ARE PRELIMINARY ONLY
 PENDING ENGINEER'S DESIGN**

**BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS**



**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

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1 DRAFT SALES PLAN - CT1	JOL 25/03/2024
2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024
3 PRELIM PLAN UPDATE	RT2 19/06/2024

CLIENT:	SARAH-JANE GRIEVE & ANDREW ARTHY
ADDRESS:	239 EMU BAY ROAD, DELORAINIE TAS 7304
LOT / SECTION / CT:	3 / - / 184483
COUNCIL:	MEANDER VALLEY COUNCIL

HOUSE DESIGN:	CRYSTAL 14
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SITE PLAN (1:250)
SHEET No.:	3 / 14

HOUSE CODE:	H-WDCCYS10SA
FACADE CODE:	F-WDCCYS10CLASA
SCALES:	1:250

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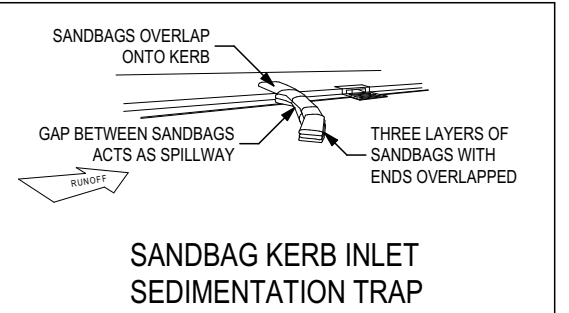
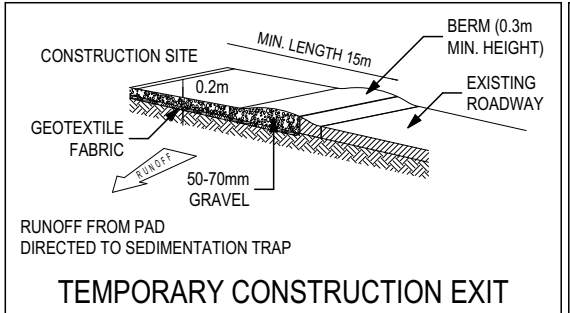
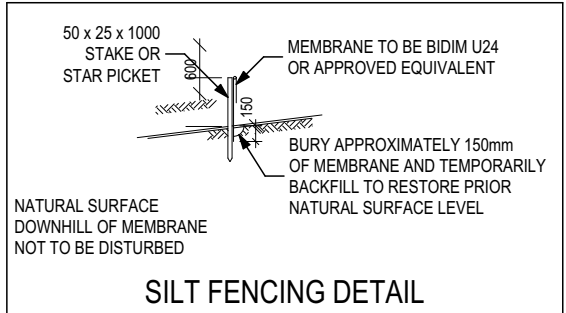
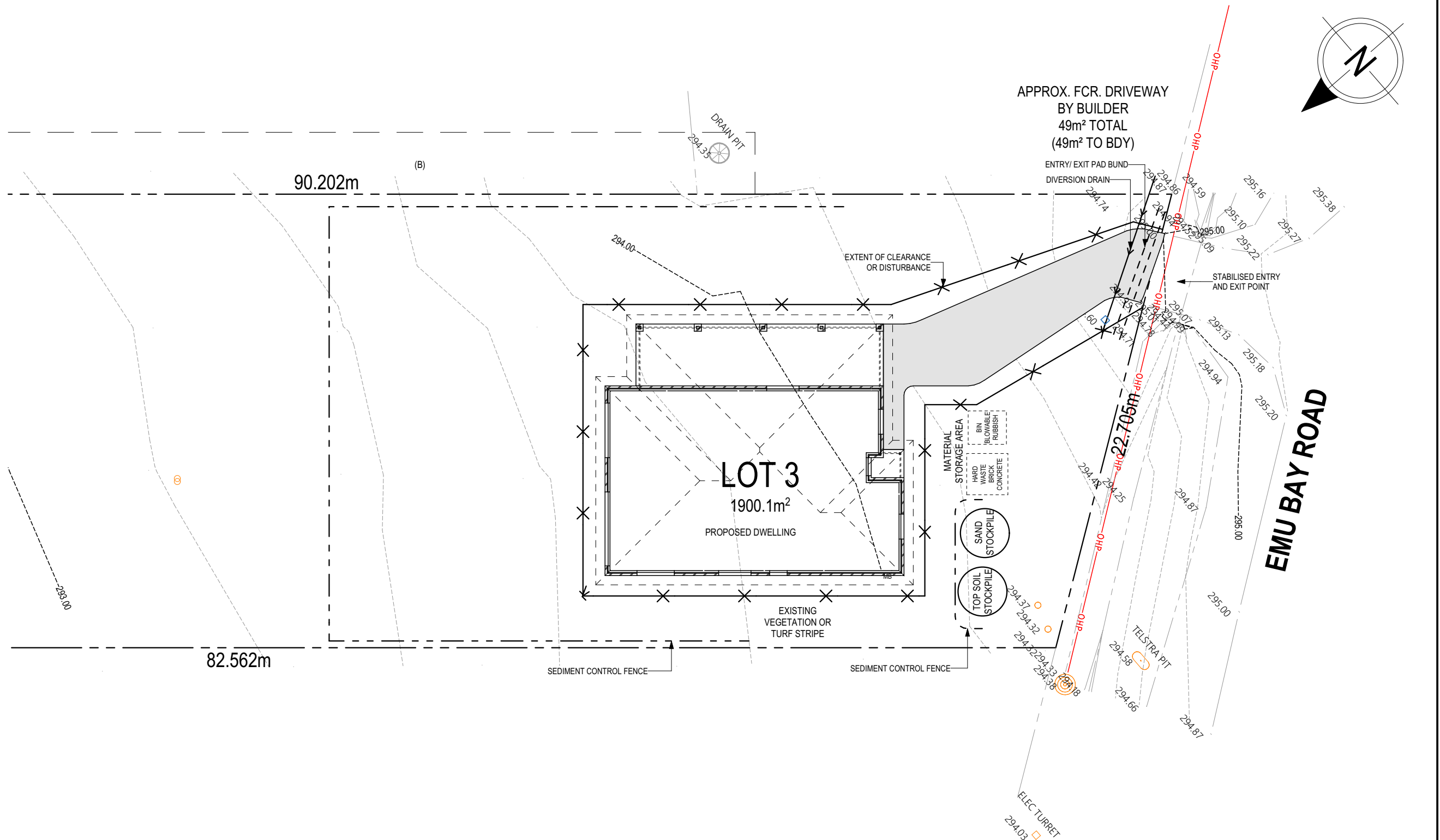
713987

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
 7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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1 DRAFT SALES PLAN - CT1	JOL 25/03/2024
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3 PRELIM PLAN UPDATE	RT2 19/06/2024

CLIENT:	SARAH-JANE GRIEVE & ANDREW ARTHY
ADDRESS:	239 EMU BAY ROAD, DELORAINIE TAS 7304
LOT / SECTION / CT:	3 / - / 184483
COUNCIL:	MEANDER VALLEY COUNCIL

HOUSE DESIGN:	CRYSTAL 14
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN
SHEET No.:	4 / 14

HOUSE CODE:	H-WDCCYS10SA
FACADE CODE:	F-WDCCYS10CLASA
SCALES:	1:200

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Last Published: Wednesday, 19 June 2024 3:00 PM
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 Template Version: 24.06

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

MAIN DWELLING, GROUND FLOOR	
CARPORT	36.00
LIVING	128.38
PORCH	1.93
TOTAL	166.31 m²

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

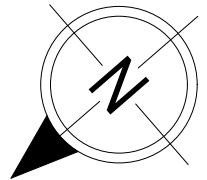
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

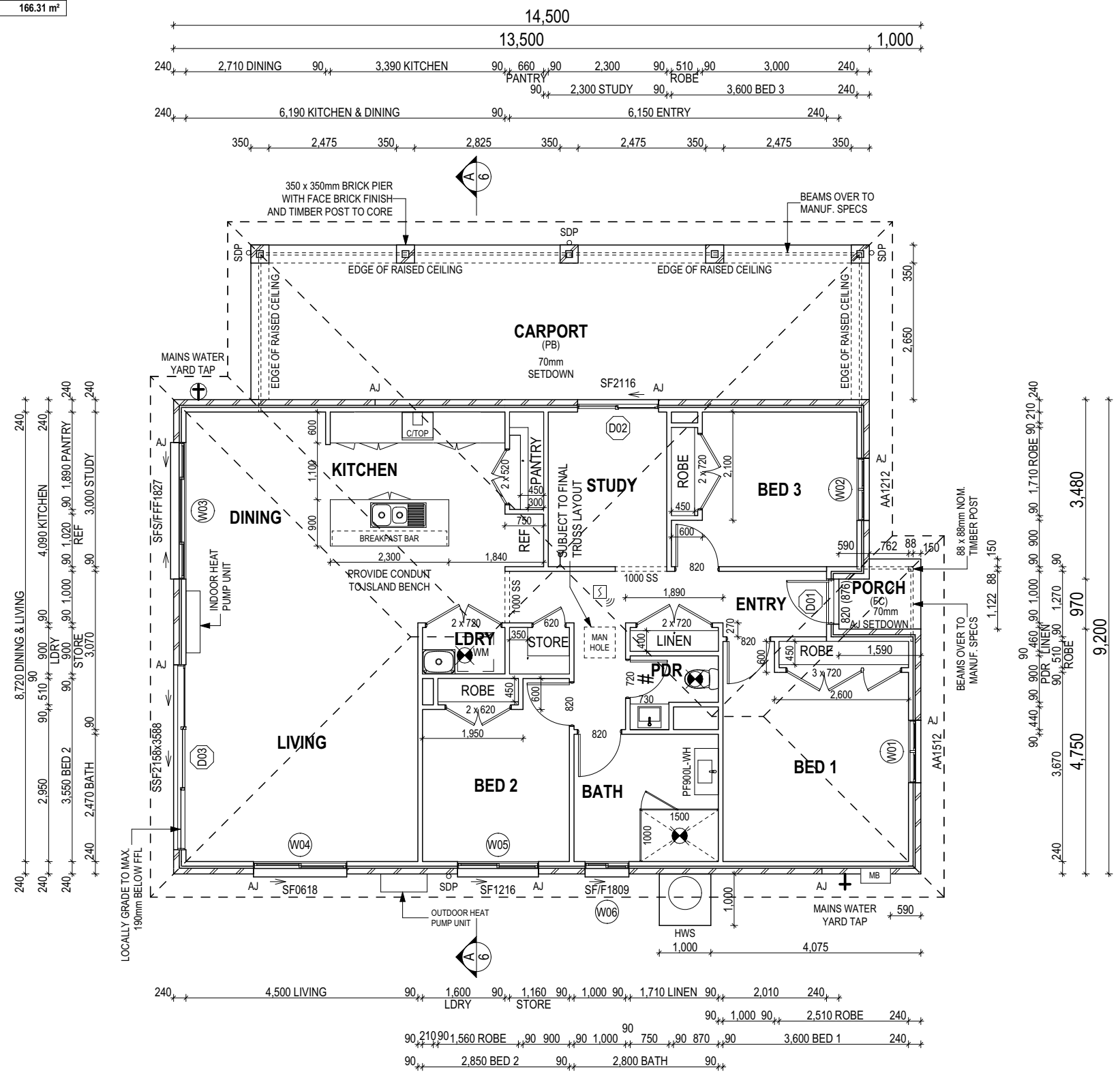


ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
†	WATER POINT
	FLOOR WASTE
	GAS BAYONET



ALL DIMENSIONS ARE FRAME DIMENSIONS

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(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
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DISCOVERY	1 DRAFT SALES PLAN - CT1	JOL 25/03/2024	SARAH-JANE GRIEVE & ANDREW ARTHY	CRYSTAL 14	H-WDCCYS10SA	
COPYRIGHT:	2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	713987
© 2024	3 PRELIM PLAN UPDATE	RT2 19/06/2024	239 EMU BAY ROAD, DELORAINA TAS 7304	CLASSIC	F-WDCCYS10CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	Template Version: 24.036
			3 / - / 184483	GROUND FLOOR PLAN	5 / 14	
			COUNCIL:		SCALES:	
			MEANDER VALLEY COUNCIL		1:100	

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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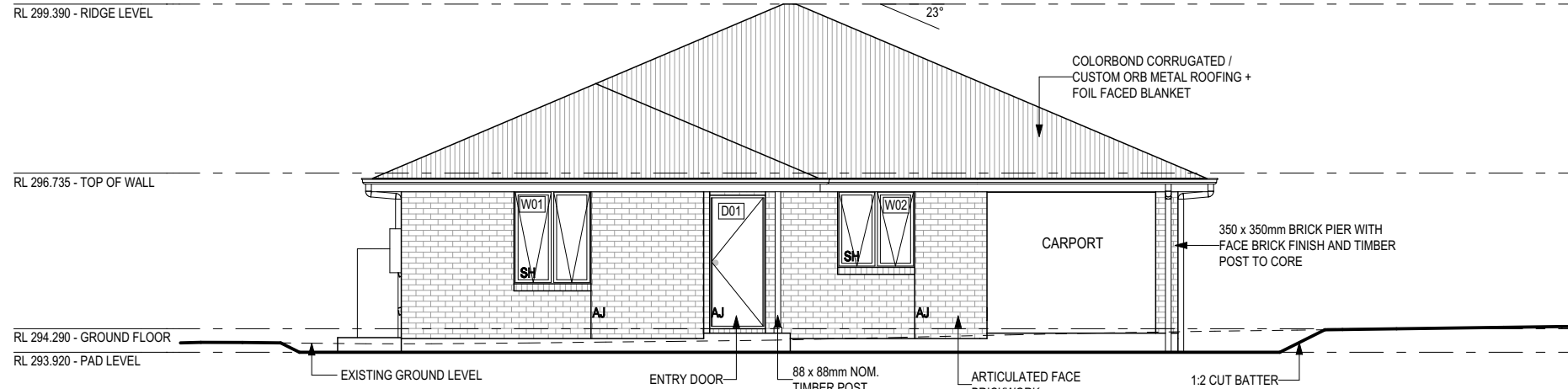
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SH = SNAP HEADER SILL

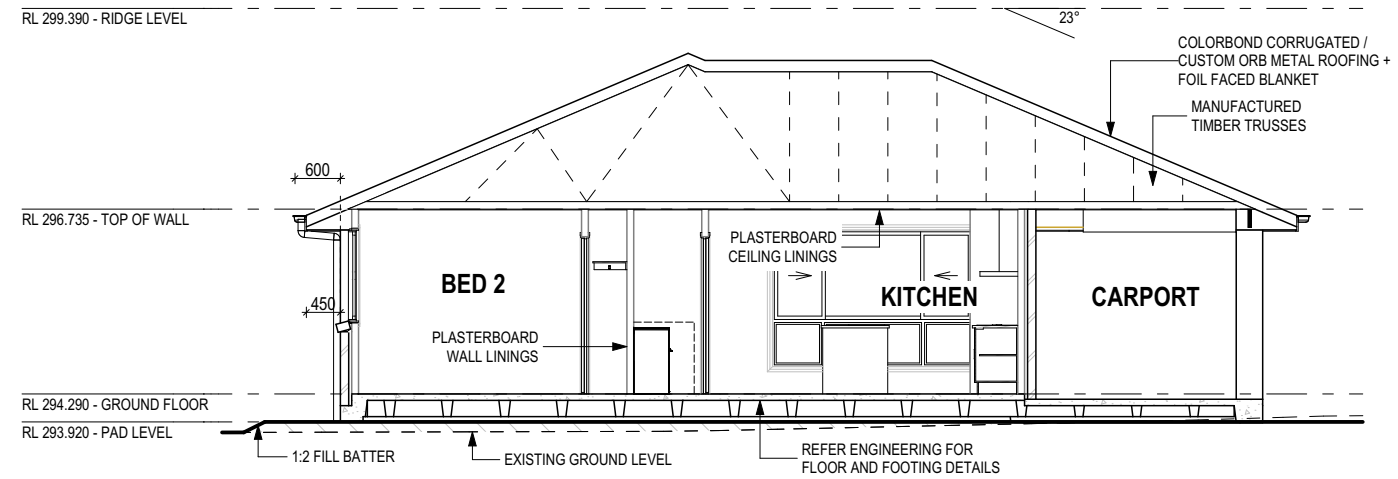
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

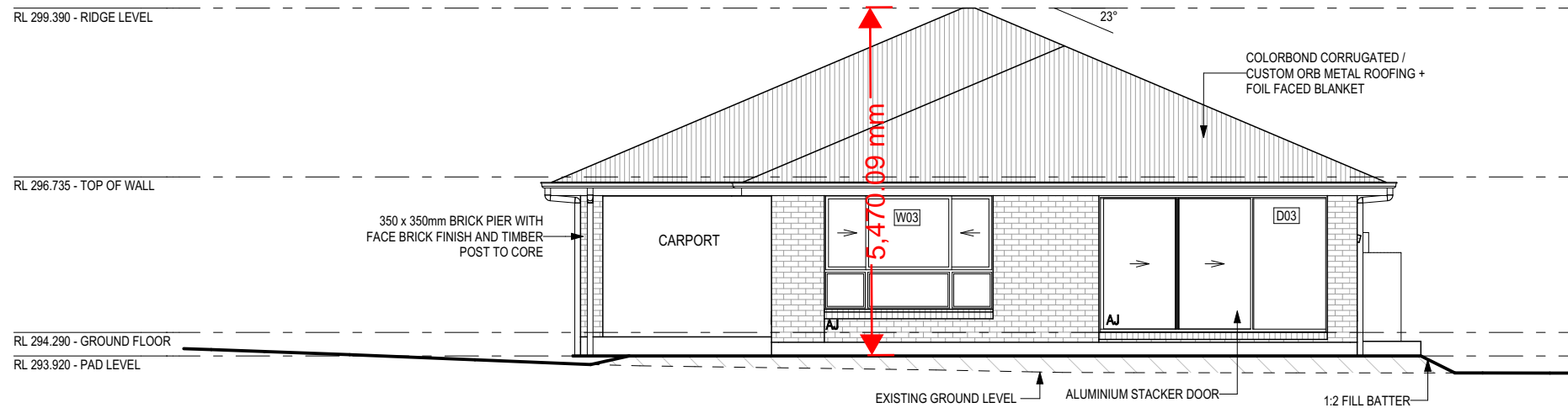
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



SOUTH WEST ELEVATION
SCALE: 1:100



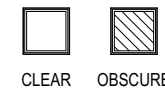
SECTION A-A
SCALE: 1:100



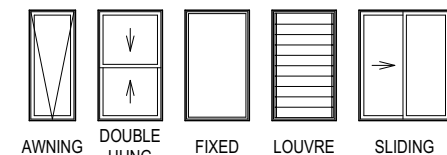
NORTH EAST ELEVATION
SCALE: 1:100

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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	3 PRELIM PLAN UPDATE	RT2 19/06/2024	LOT / SECTION / CT: 3 / - / 184483	COUNCIL: MEANDER VALLEY COUNCIL	SHEET TITLE: ELEVATIONS / SECTION	SHEET No.: 6 / 14
					SCALES: 1:100	

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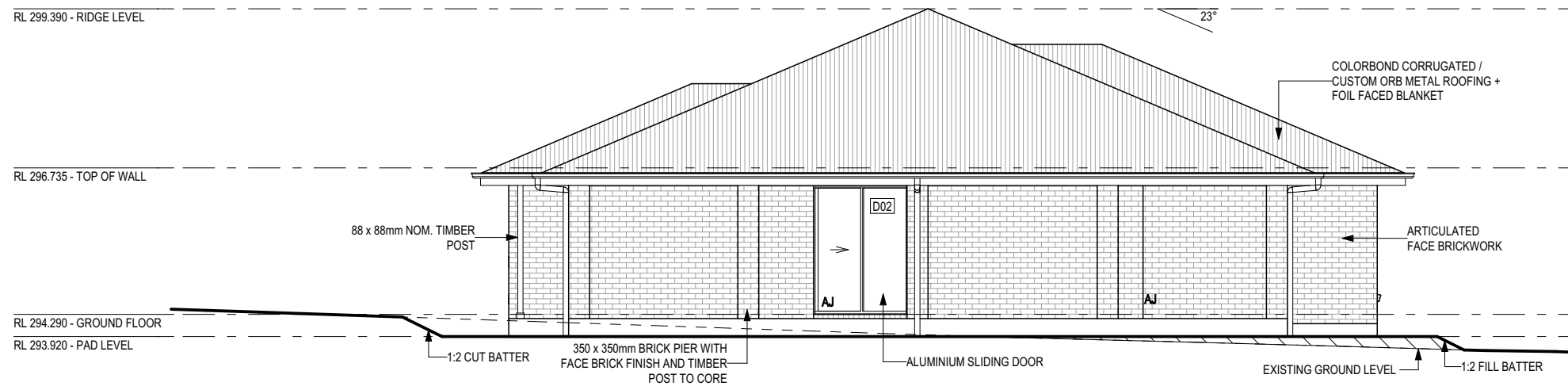
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REFER TO THE FOLLOWING DETAILS:
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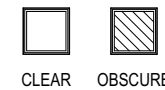
NORTH WEST ELEVATION
SCALE: 1:100



SOUTH EAST ELEVATION
SCALE: 1:100

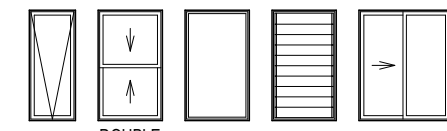
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(1 MAY 2023)
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND



CLEAR OBSCURE

WINDOW TYPE LEGEND



AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

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SIGNATURE: _____ DATE: _____

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EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AA1512	AWNING	BED 1	1,460	1,210	5,340	1.77	ALUMINIUM	BAL-12.5	SNAP HEADER	SW	1.28	CLEAR, DOUBLE GLAZED	MP 605
GROUND FLOOR	W02	AA1212	AWNING	BED 3	1,200	1,210	4,820	1.45	ALUMINIUM	BAL-12.5	SNAP HEADER	SW	1.03	CLEAR, DOUBLE GLAZED	MP 605
GROUND FLOOR	W03	SFS/FFF1827	SLIDING	DINING	1,800	2,650	8,900	4.77	ALUMINIUM	BAL-12.5	ANGLED	NE	4.10	CLEAR, DOUBLE GLAZED	BP 600, MP 663-1325/0
GROUND FLOOR	W04	SF0618	SLIDING	LIVING	600	1,810	4,820	1.09	ALUMINIUM	BAL-12.5	ANGLED	NW	0.89	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W05	SF1216	SLIDING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	NW	1.64	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W06	SF/F1809	SLIDING	BATH	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	NW	1.24	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
								12.49					10.18		
DOOR															
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	BAL-12.5	SNAP HEADER	SW	1.23	NA	
GROUND FLOOR	D02	SF2116	SLIDING	STUDY	2,158	1,570	7,456	3.39	ALUMINIUM	BAL-12.5	SNAP HEADER	SE	2.92	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	SSF2158x3588	STACKER	LIVING	2,158	3,588	11,492	7.74	ALUMINIUM	BAL-12.5	SNAP HEADER	NE	6.95	CLEAR, DOUBLE GLAZED, TOUGHENED	
								12.97					11.10		
								25.46					21.28		

NOTE:
 Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.
 Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53

NOTE:
 Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their operability restricted as per N.C.C 11.3.6.

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	3	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	3 x 720	SWINGING	2,040	2,194	N/A	
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	4	820	SWINGING	2,040	820	N/A	

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

BAL-12.5 BUSHFIRE REQUIREMENTS
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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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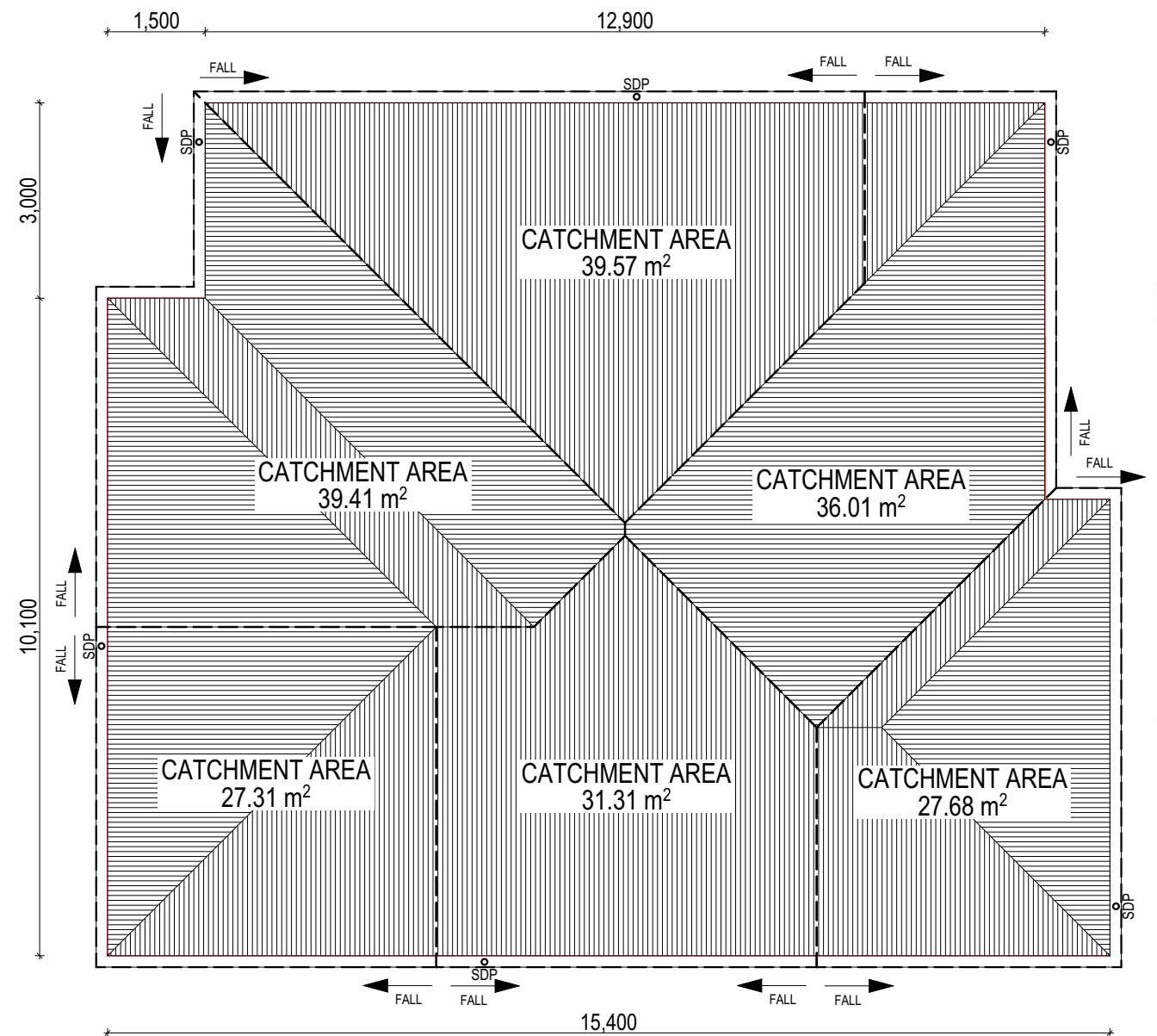
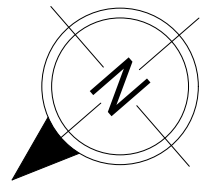
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PLAN ACCEPTANCE BY OWNER	
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SPECIFICATION: DISCOVERY COPYRIGHT: © 2024	REVISION 1 DRAFT SALES PLAN - CT1 2 PRELIM PLANS - INITIAL ISSUES 3 PRELIM PLAN UPDATE		DRAWN JOL 25/03/2024 HMI 30/05/2024 RT2 19/06/2024		CLIENT: SARAH-JANE GRIEVE & ANDREW ARTHY ADDRESS: 239 EMU BAY ROAD, DELORAINIE TAS 7304 LOT / SECTION / CT: 3 / - / 184483		HOUSE DESIGN: CRYSTAL 14 FACADE DESIGN: CLASSIC SHEET TITLE: WINDOW & DOOR SCHEDULES		HOUSE CODE: H-WDCCYS10SA FACADE CODE: F-WDCCYS10CLASA SCALES: SHEET No.: 8 / 14		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 713987		
	COUNCIL: MEANDER VALLEY COUNCIL			SHEET No.: 8 / 14		SHEET No.: 8 / 14		SHEET No.: 8 / 14		SHEET No.: 8 / 14		SHEET No.: 8 / 14	
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 Template Version: 24.036



WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREAS SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	191.15	Flat Roof Area (excluding gutter and slope factor) (m ²)
	207.66	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2018)		
Ah	201.29	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	243.56	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	108	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2018)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) (m ²)
Required Downpipes	3.8	Ac / Acdp
Downpipes Provided	6	

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EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

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REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 25/03/2024
2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024
3 PRELIM PLAN UPDATE	RT2 19/06/2024

CLIENT:
SARAH-JANE GRIEVE & ANDREW ARTHY
ADDRESS:
239 EMU BAY ROAD, DELORAINIE TAS 7304
LOT / SECTION / CT:
3 / - / 184483
COUNCIL:
MEANDER VALLEY COUNCIL

HOUSE DESIGN:
CRYSTAL 14
FACADE DESIGN:
CLASSIC
SHEET TITLE:
ROOF DRAINAGE PLAN







HOUSE CODE:
H-WDCCYS10SA
FACADE CODE:
F-WDCCYS10CLASA
SHEET No.:
9 / 14
SCALES:
1:100

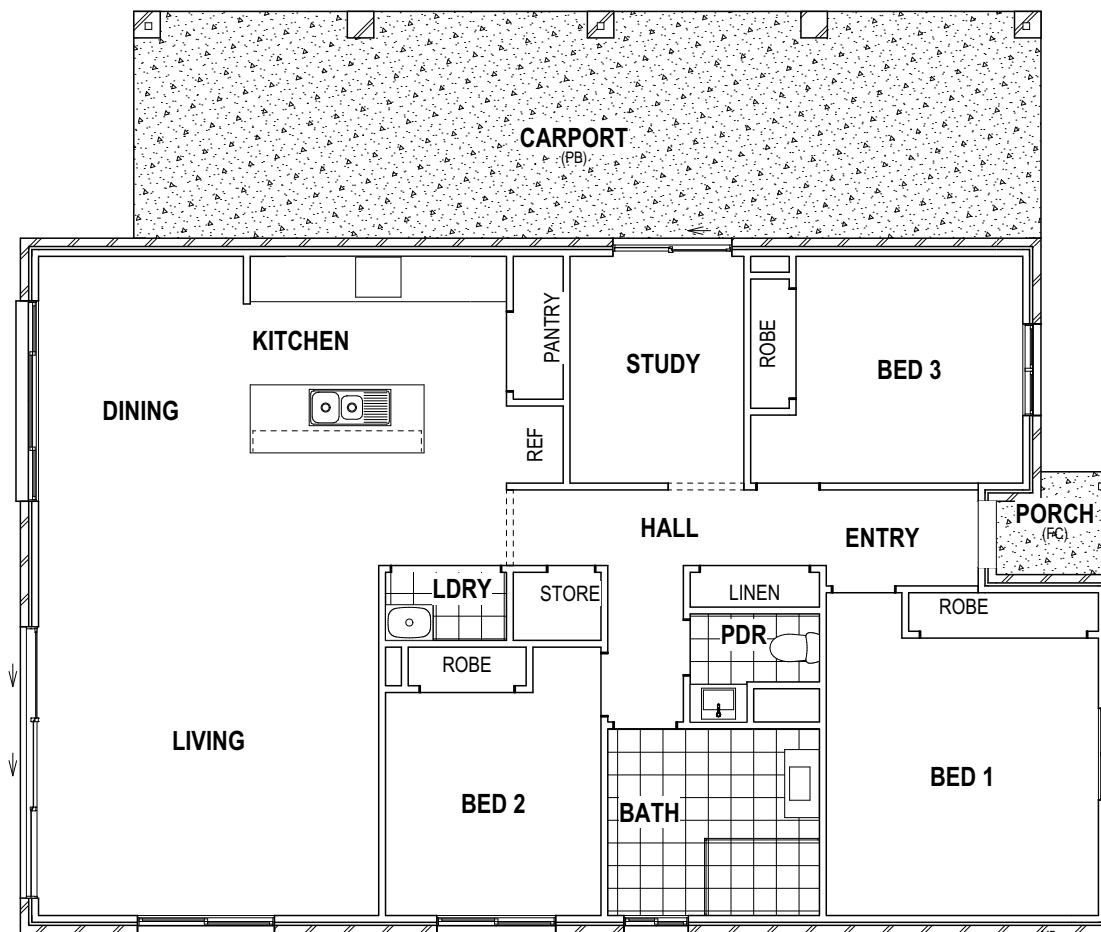
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

-  NO COVERING
-  COVER GRADE CONCRETE
-  CARPET
-  LAMINATE
-  TILE (STANDARD WET AREAS)
-  TILE (UPGRADED AREAS)



PRELIMINARY

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**BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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REVISION	DRAWN	CLIENT:
1 DRAFT SALES PLAN - CT1	JOL 25/03/2024	SARAH-JANE GRIEVE & ANDREW ARTHY
2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024	ADDRESS: 239 EMU BAY ROAD, DELORAINIE TAS 7304
3 PRELIM PLAN UPDATE	RT2 19/06/2024	LOT / SECTION / CT: 3 / - / 184483
		COUNCIL: MEANDER VALLEY COUNCIL

HOUSE DESIGN: CRYSTAL 14	HOUSE CODE: H-WDCCYS10SA	
FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCCYS10CLASA	
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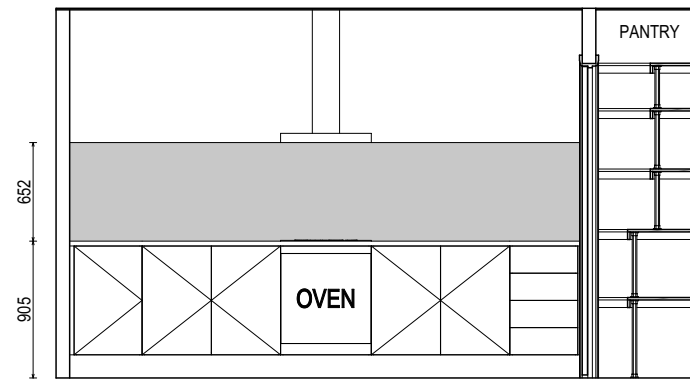
	713987
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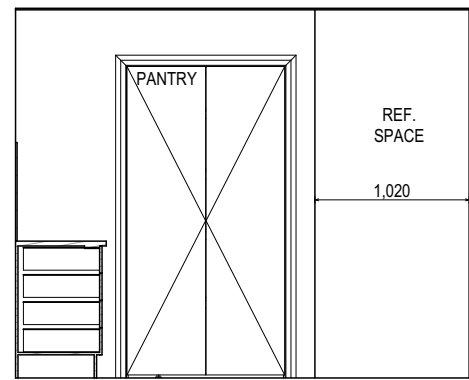
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- GENERAL BUILDING INFORMATION

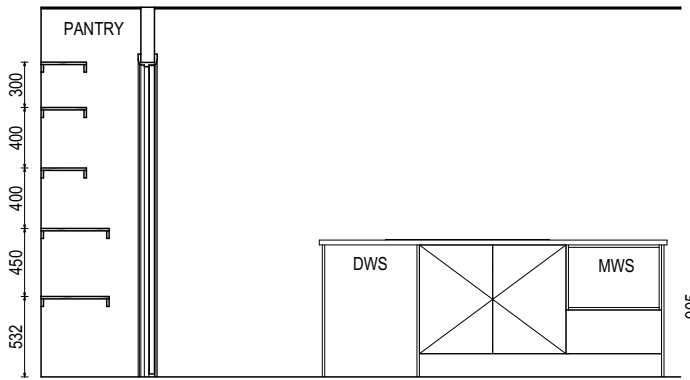
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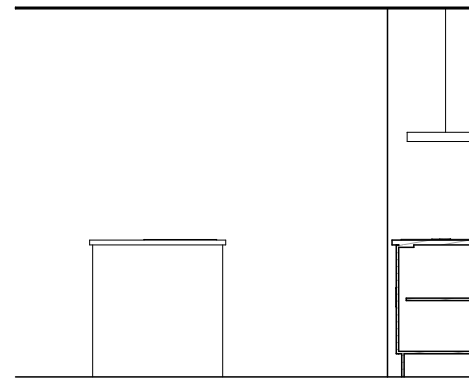
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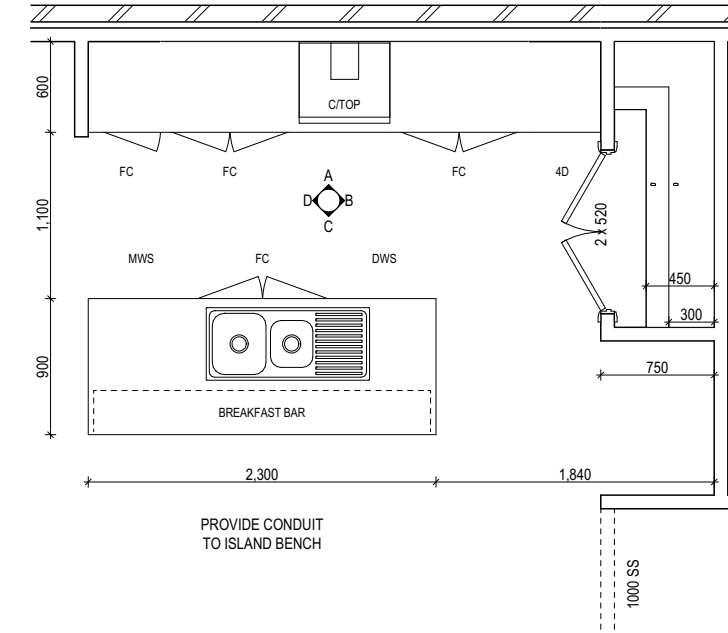
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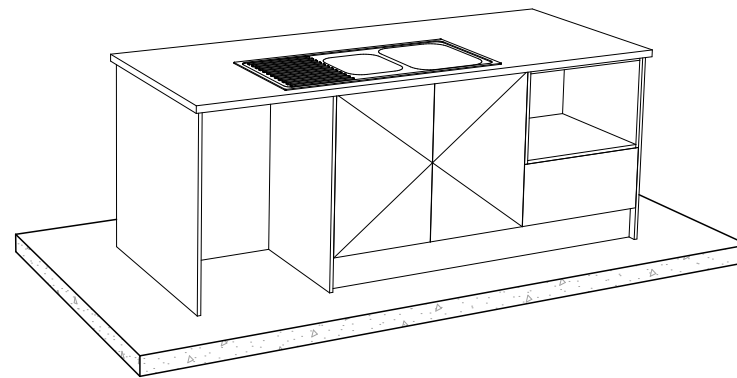
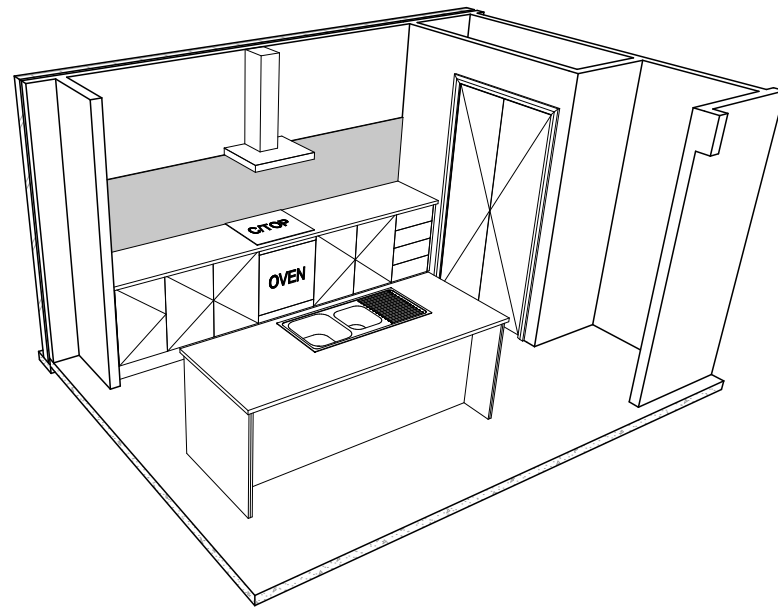
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

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		2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024	LOT / SECTION / CT: 3 / - / 184483	COUNCIL: MEANDER VALLEY COUNCIL	SHEET TITLE: KITCHEN DETAILS	
		3 PRELIM PLAN UPDATE	RT2 19/06/2024			SCALES: 1:50	713987

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BAL-12.5 BUSHFIRE REQUIREMENTS
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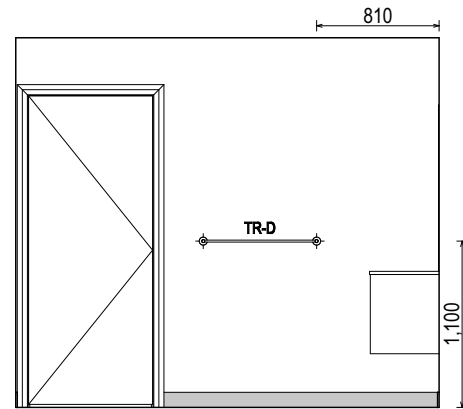
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 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

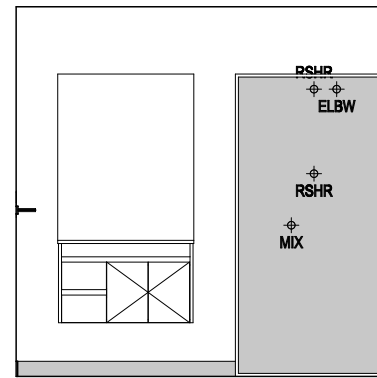
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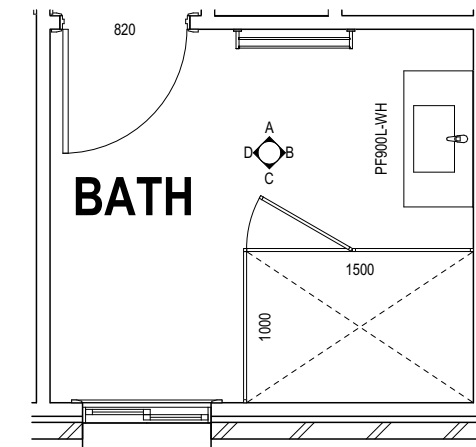
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



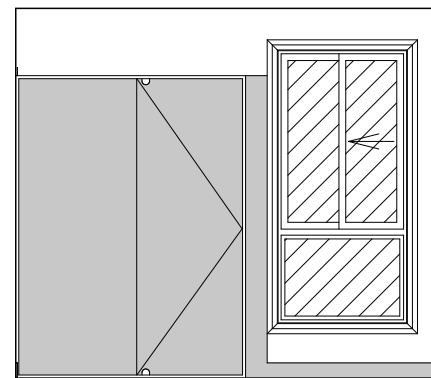
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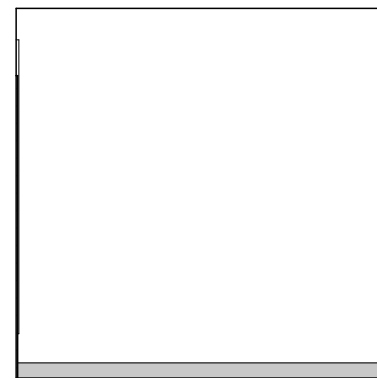
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

SUBJECT TO NCC 2022
(1 MAY 2023)
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		2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLAN UPDATE	RT2 19/06/2024	239 EMU BAY ROAD, DELORAINES TAS 7304	CLASSIC	F-WDCCYS10CLASA		
			LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:
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							713987

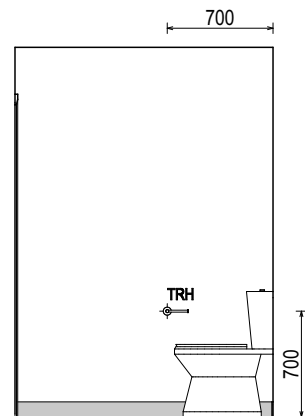
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Template Version: 24.036

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

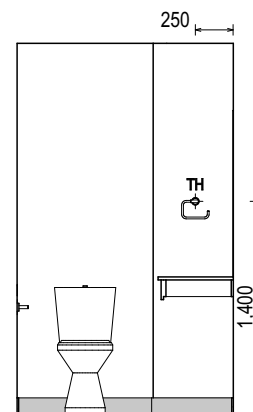
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VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

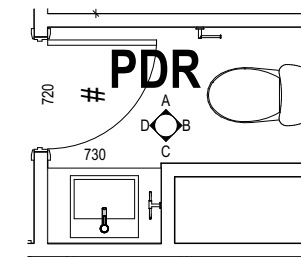
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SCALE: 1:50



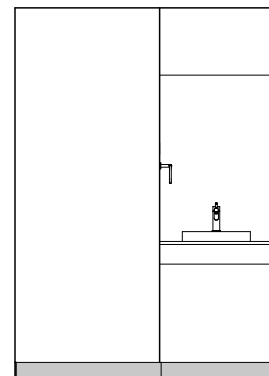
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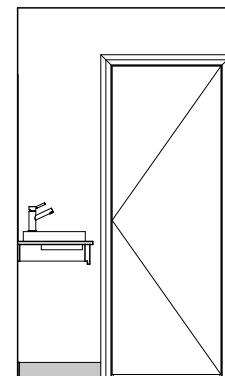
BATHROOM PLAN
SCALE: 1:50

LEGEND

- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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"SMALL"	470 x 380mm	548mm	446mm
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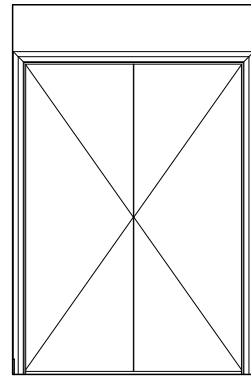
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		2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024	LOT / SECTION / CT: 3 / - / 184483	COUNCIL: MEANDER VALLEY COUNCIL	SHEET TITLE: POWDER ROOM DETAILS	
		3 PRELIM PLAN UPDATE	RT2 19/06/2024			SCALES: 1:50	713987

BAL-12.5 BUSHFIRE REQUIREMENTS
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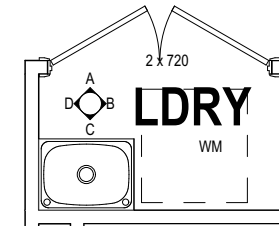
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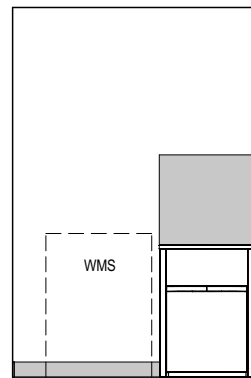
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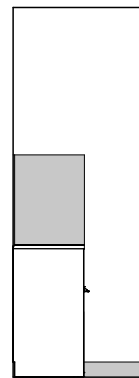
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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		2 PRELIM PLANS - INITIAL ISSUES	HMI 30/05/2024	LOT / SECTION / CT: 3 / - / 184483	COUNCIL: MEANDER VALLEY COUNCIL	SHEET TITLE: LAUNDRY DETAILS	
		3 PRELIM PLAN UPDATE	RT2 19/06/2024			SCALES: 1:50	713987

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Proposed Residential Development – 239 Emu Bay Road, Deloraine

Bushfire Hazard Report

Applicant: Wilson Homes

Job Number: 713987



March 2024 J10173v1

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Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Mark Van den Berg, GoogleEarth.

1.0 Purpose

This bushfire hazard report is intended to provide information in relation to the proposal. It will demonstrate compliance with the *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*. Provide a certificate of others (form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified bushfire hazard management plan which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title reference	184483/3
PID	9414933
Address	239 Emu Bay Road, Deloraine
Applicant	Wilson Homes
Municipality	Meander
Planning Scheme	Tasmanian Planning Scheme - Meander
Zoning	Low Density Residential
Land size	~0.18Ha
Bushfire Attack Level	BAL-12.5
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Development of a new class 1a building at 239 Emu Bay Road, Deloraine requires demonstrated compliance with *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*, the site is located in a bushfire prone area. The Bushfire attack level has been determined as BAL-12.5, provisions for construction standards, hazard management areas, property access and water supplies for firefighting will be required as detailed in this report and on the Bushfire Hazard Management Plan (BHMP).

3.0 Introduction

This bushfire hazard report has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area. A site-specific bushfire hazard management plan has been provided for compliance purposes.

4.0 Proposal

It is proposed that a new class 1a building and associated property access is developed at 239 Emu Bay Road, Deloraine (appendix B).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS3959-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.2 Site Description

The proposal is located at 239 Emu Bay Road, Deloraine, in the municipality of Meander and is zoned Low Density Residential under the Tasmanian Planning Scheme – Meander. Access to the lot will be by an existing crossover from Emu Bay Road, a council-maintained road. The lot is ~0.18 Ha, is broadly rectangular in shape and is located approximately 0.25km south-east of the Deloraine Cemetery (Figure 1). Adjacent lands are zoned Low Density Residential, Infrastructure and Agriculture. At a landscape scale the lot occurs within a new subdivision on the northern extent of the Deloraine settled area. Vegetation cover in the surrounding area is dominated grasslands. The lot is effectively flat with no definitive aspect. Vegetation surrounding the lot was assessed (Table 1) and described as 'grassland' or excluded from the assessment as low threat vegetation (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs to the south-west of the site (Figure 2). The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) has been used to determine vegetation types within 100 metres of the site (Table 1).

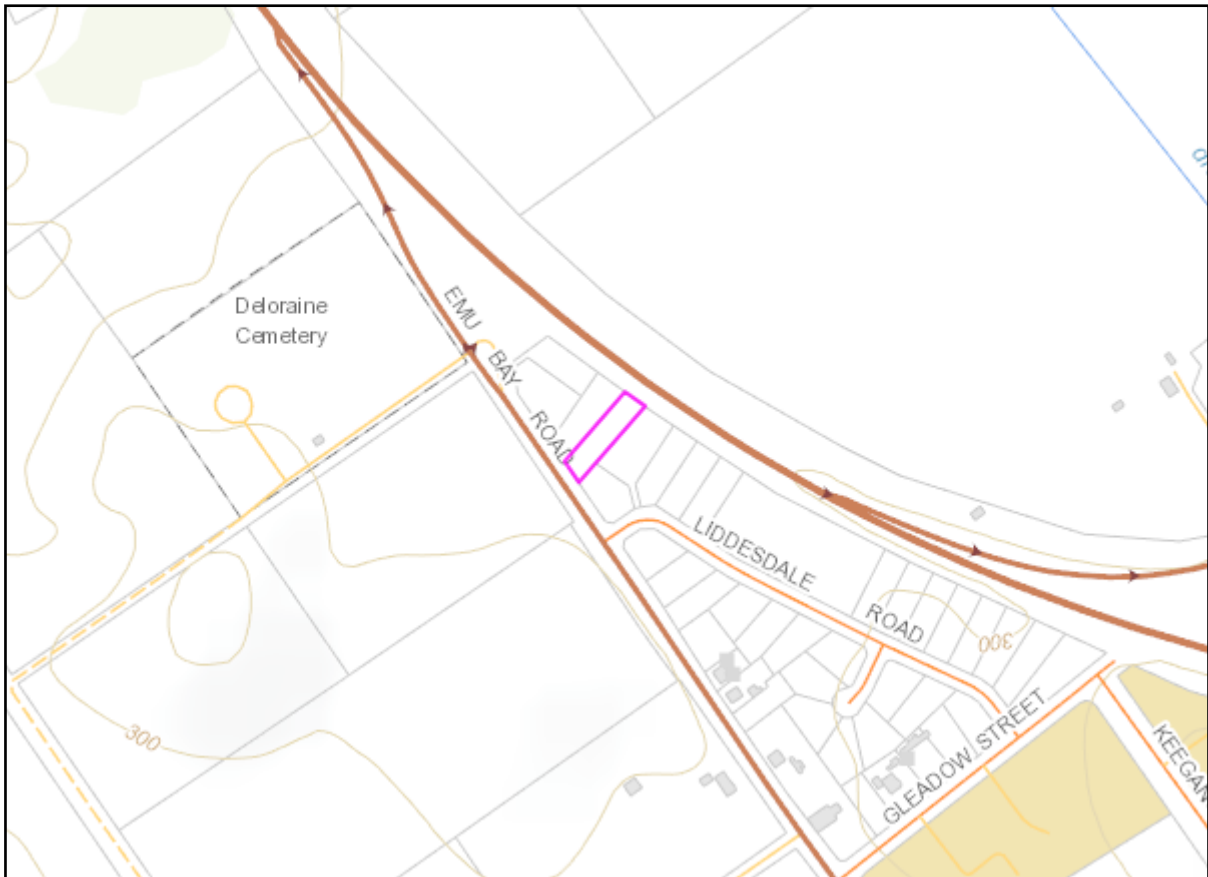


Figure 1. The lot in a topographical context (lot outlined in pink).



Figure 2. Shows the approximate location of the site (pink line) in the context of the adjacent lands and classified vegetation.

Table 1. Bushfire Attack Level (BAL) Assessment

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard Management Area Width	Bushfire Attack Level
North-east	Grassland [^]	flat 0°	0 to 70 metres	14 metres	BAL-12.5
	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	70 to 100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 30 metres	Title boundary	BAL-12.5
	Grassland [^]	upslope	30 to 100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 90 metres	Title boundary	BAL-LOW
	Grassland [^]	flat 0°	90 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

^{**} 17 metres of HMA within lot, 10 metres of HMA external and secure through part 5 agreement.

6.0 Results

The bushfire attack level for the site has been determined as BAL-12.5. While the risk is considered to be low, there is a risk of ember attack and a likelihood of low levels of radiant heat impacting the site. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².

6.1 Property Access

Property access is not required for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access.

6.2 Water supplies for fire fighting

Dedicated water supplies for firefighting will be provided by existing fire hydrants connected to a reticulated water supply system managed by Tas Water. The hydrants conform with the following specifications;

- The building area to be protected is located within 120 metres of a fire hydrant; and
- The distance has been measured as a hose lay, between the firefighting water point and the furthest part of the building area.

6.3 Hazard Management Area.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintaining grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove and or prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintaining vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

7.0 Compliance

Table 2. Compliance with the Directors Determination - Bushfire Hazard Areas, version 1.1, 8th April 2021.

Requirements	Compliance
2.3.1 Construction Requirements	<p>Clause 2.3.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site.</p> <p>The BHMP specifies construction to BAL-12.5 standards of AS3959-2018.</p> <p>If the proposed building is designed and constructed in accordance with BAL-12.5 construction standards the development will comply with clause 4.1.</p>
2.3.2 Property Access	<p>Clause 2.3.2 requires property access to be designed and constructed to comply with table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point.</p> <p>In this circumstance there is no requirement for minimum design and construction standards for property access as property access is not required to access a firefighting water connection point.</p> <p>If the property access is designed and constructed in accordance with the requirements of section 6.1 of this report, the proposal will comply with clause 2.3.2.</p>
2.3.3 Water Supply for Firefighting	<p>Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with tables 3A or 3B.</p> <p>There are existing reticulated water supplies for firefighting available which are consistent with the requirements of Table 3A.</p> <p>If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 2.3.3.</p>
2.3.4 Hazard Management Areas	<p>Clause 2.3.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with table 4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack.</p> <p>HMA's are shown on the BHMP and are specified to the minimum widths required to achieve BAL-12.5 for the site. This report and the BHMP specify requirements for hazard management areas.</p> <p>If the HMA's are established in accordance with the BHMP the proposal will comply with clause 2.3.4</p>
2.3.5 Emergency Plan	<p>The proposal is for a class 1a building, in this circumstance there is no requirement for Emergency Plans to achieve compliance with the Determination.</p>

8.0 Guidance

The defensible space (hazard management area) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that fire fighting activities may be undertaken. The larger the defensible space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building;
- Includes non-flammable areas such as paths, driveways, short cropped lawns;
- Establishment of orchards, vegetable gardens, dams or wastewater effluent disposal areas on the fire prone side of the building;
- Creating wind breaks and radiation shields such as non-combustible fences and low flammability hedges;
- It is not necessary to remove all vegetation from the defensible space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan
- Preparing yourself and your home for a bushfire
- Guidelines for development in bushfire prone areas in Tasmania
- Fire resisting plants for the urban fringe and rural areas
- Using fire outdoors
- Fire permits
- Total fire bans
- Bushfires burning in Tasmania

10.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia*, Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmania Fire Service 2013, *Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders*.

Tasmanian Planning Scheme *Meander*.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

11.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

Appendix A – Site Photos



Figure 3. North-eastern azimuth from the site.



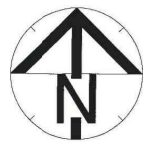
Figure 4. South-eastern azimuth from the site.



Figure 5. South-western azimuth from the site.



Figure 5. North-western azimuth from the site.



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 239 Emu Bay Road,
Deloraine. March 2024. J10173v1.
Tasmanian Planning Scheme - Meander



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Approximate location
of existing hydrant



Building Area



Approx. existing hydrant location

Hazard Management Area

Compliance Requirements

Standards for Property Access

Property access is not required for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access.

Water Supplies for Firefighting

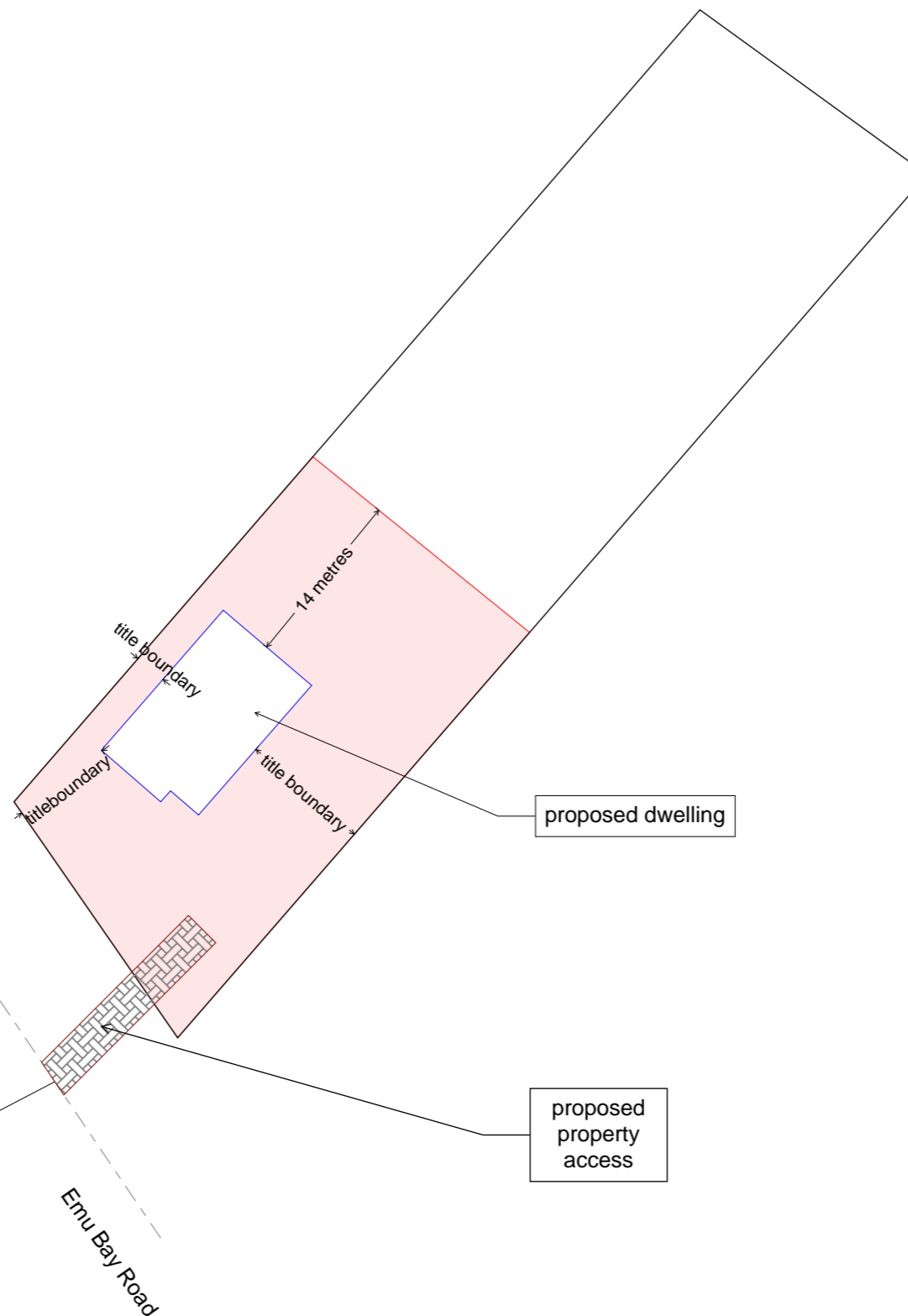
Dedicated water supplies for firefighting are provided by fire hydrants connected to a reticulated water supply system managed by Tas Water. The hydrants conform with the following specifications;

- The building area to be protected is located within 120 metres of a fire hydrant; and
 - The distance has been measured as a hose lay, between the firefighting water connection point and the furthest part of the building area.
- In this circumstance there are no further requirements for the provision of firefighting water supplies.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

~50 metres



Building Specifications to BAL-12.5 of AS3959-2018

Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J10173

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings.
Dimensions to take precedence over
scale. Written specifications to take
precedence over diagrammatic
representations.

Wilson Homes
250 Murray Street
Hobart, Tasmania 7000

C.T.: 184483/3
PID: 9414933

Date: 13/03/2024

Bushfire Hazard Management Plan 239 Emu Bay
Road, Deloraine. March 2024. J10173v1.
Bushfire Management Report 239 Emu Bay Road,
Deloraine. March 2024. J10173v1.

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
MvdB

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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

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

Details of work:

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

Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

The attached Bushfire Hazard Report and Bushfire Hazard Management Plan for the address detailed above in 'details of work'

Relevant

calculations:

Reference the above report.

References:

AS3959-2018 Construction of Buildings in Bushfire-prone Areas.
Directors Determination for: Bushfire Hazard Areas v1.1 or
Requirements for Building in Bushfire-prone Areas (transitional) v2.2

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

Bushfire Attack Level Assessment in accordance with AS3959-2018 and determination of other mitigation measures as required by the relevant Directors Determination as cited in the Bushfire Hazard Report.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

J10173

Date:

13/03/2024

01 September 2023

Reference No. GL23438Ab

Platinum Pro Construction
PO Box 2090
SPREYTON TAS 7310

Attention: Ms Charley Davies

Dear Madam

RE: Site Classification
Lot 3, 4 Gleadow Street, Deloraine

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 Michael Goss or the undersigned on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd



Tony Barriera

Director – Principal Geotechnical Engineer

1 INTRODUCTION

A limited scope investigation has been conducted for Platinum Pro Construction at the site of a proposed residential development at Lot 3, 4 Gleadow Street, Deloraine.

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”; and
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”.
- The suitability of the site for disposal of domestic wastewater and the design of an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management”.

Site and floor plans were provided, prepared by Platinum Pro Construction, showing an approximate site layout, undated.

We understand the development comprises a one-bedroom dwelling with an additional habitable room (Office room) and a one-bedroom ancillary dwelling.

2 FIELD INVESTIGATION

The field investigation was carried out on 26 July 2023 and involved the drilling of 4 boreholes by 4WD mounted auger rig to depths of 2.0m.

In situ vane shear strength tests were conducted in the clay layers encountered in the investigation, with samples of these soils being obtained for subsequent laboratory testing.

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

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

3 SITE CONDITIONS

The site is currently vacant, with a low cover of grass and a very gentle slope of 1° to 3° towards the northeast.

A photograph of the site is attached as Plate 1.

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is mapped as Quaternary Period sediments, 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.

Site Classification

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes encountered topsoil comprising clayey silt to depths of 0.2m to 0.3m, underlain by clayey silt to silty clay to the investigated depths 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 high shrink/swell potential.

4 SITE CLASSIFICATION

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

CLASS H1 (AS 2870)

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

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

5 FOUNDATIONS

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

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

Clayey SILT (ML) – low plasticity, red/brown encountered below 0.3m from the existing ground surface

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

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.

Site Classification

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

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

6 WIND CLASSIFICATION

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

WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	NS	T0

7 EFFLUENT DISPOSAL

The AS/NZS 1547:2012 and *Building Act 2016*: Director's Guidelines for On-site Wastewater Management Systems provide guidelines for typical wastewater flow allowances under a range of circumstances. The documents recommend a typical wastewater flow of 150L/person/day for households on reticulated water. As the proposed development is to be a one-bedroom dwelling with an office, and an granny flat with a population equivalent of 6 persons, a wastewater design flow rate of **900L/day** has been adopted.

7.1 Permeability of Soil and Soil Category

For moderately structured Category 4 soils the indicative K_{sat} from AS/NZS1547 Table 5.1 is 0.5-1.5m/day.

- Adopted Permeability – 0.5m/day.

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

- Texture – Clay Loams (Table E1 from AS/NZS 1547);
- Structure – Moderately Structured (Table E4 from AS/NZS 1547); and
- Category – 4 (Table E1 from AS/NZS 1547).

7.2 Disposal and Treatment Method

This 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 **3,500L** and conventional beds. 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.

If there is insufficient fall from the septic tank to the land application area, a pump and pump pit will be required.

7.3 Design Loading Rate

The adopted design loading rate for the conventional bed has been set at 10mm/day as outlined in AS/NZS 1547:2012 Table L1.

7.4 Absorption Bed System

Guidelines for the design of the conventional beds are outlined in AS/NZS 1547:2012 Appendix L. The method of determining the dimensions for the beds 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 in L/day

DLR = Design Loading Rate in mm/day

W = Width in metres

As the DLR value has been set at 10mm/day and the design daily flow (Q) has been set at 900L/day, when the parameters are inserted in the above equation, the bed dimensions required are as follows:

- Beds required = 2
- Bed length = 11.25m
- Bed width = 4.0m
- Bed depth = 0.5m

The disposal field for the above scenario would need to be a minimum of 15.25m long and 15m wide:

- A 2m buffer is required around the outside of the disposal field; and
- A downslope separation of 3m (minimum) must be left between beds.

This would give a disposal area of approximately 228.75m². These dimensions may be modified to suit the client's needs, provided that the total length remains and the spacing between and around the beds is adhered to.

There is adequate secondary (back-up) area of 228.75m² if required.

Site Classification

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

The bed is to be constructed as per the cross-section shown on Figure WW-03 attached.

Stormwater from all buildings is to be disposed of down-slope or cross-slope from the wastewater disposal field.

7.5 Setbacks

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

- 36.0m from downslope sensitive features such as watercourses;
- 1.5m from upslope and cross-slope property boundaries;
- 6.0m from downslope property boundaries;
- 3.0m from upslope and cross-slope buildings;
- 7.0m from downslope buildings; and
- 3.0m from downslope cut and fill batters.

7.6 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 (e.g. Calgon or similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor quality of groundwater.

References:

AS 1726 - 2017 Geotechnical Site Investigations

AS 2870 - 2011 Residential Slabs and Footings Construction

AS 4055 - 2021 Wind Loads for Housing

AS/NZS 1547 - 2012 On-site domestic wastewater management

Building Act 2016: Director’s Guidelines for On-site Wastewater Management Systems

Site Classification

Attachments:

Limitations of report

Figure 1 – Locality Plan

Figure 2 – Site Plan

Figure WW-01 – Cut-off Drain Section

Figure WW-03 – Conventional Bed Section

Site Photograph

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

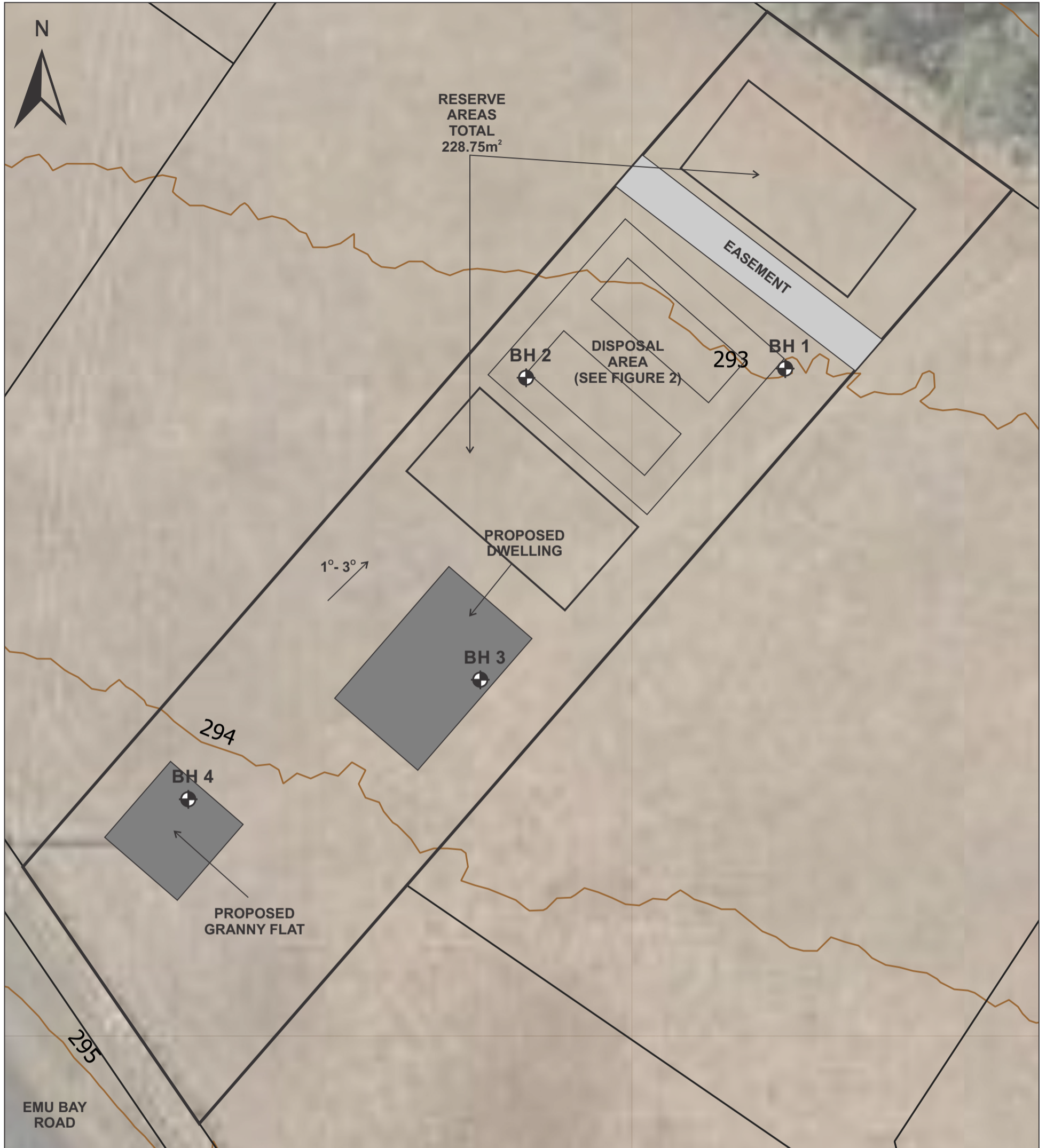
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

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.



Approximate Scale (m)



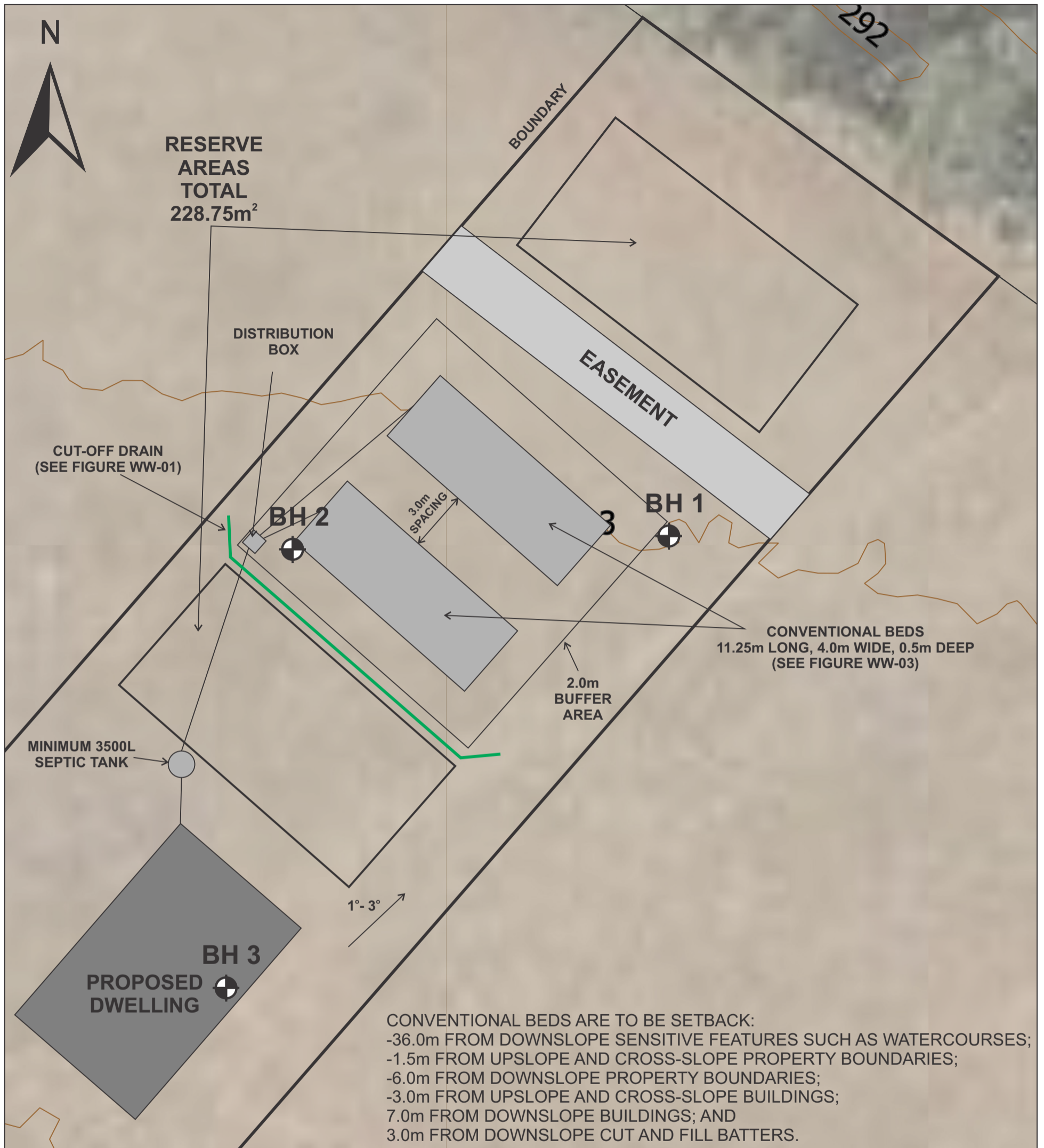
Legend

- BH 1 Approximate Borehole Location
- 5° Approximate Slope Angle
- Contour Lines (LiDAR Derived) (m)

GEOTON Pty Ltd

date	01/09/2023	drawn	MG
scale	As Shown	approved	TB
original size	A3	rev	

client:	PLATINUM PRO CONSTRUCTION		
project:	LOT 3, 4 GLEADOW STREET DELORAINÉ		
title:	LOCALITY PLAN		
project no:	GL23438A	figure no.	1



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.

Legend

- BH 1 Approximate Borehole Location
- 5° Approximate Slope Angle
- Contour Lines (LiDAR Derived) (m)


GEOTON Pty Ltd

date	01/09/2023	drawn	MG
scale	As Shown	approved	TB
original size	A3	rev	

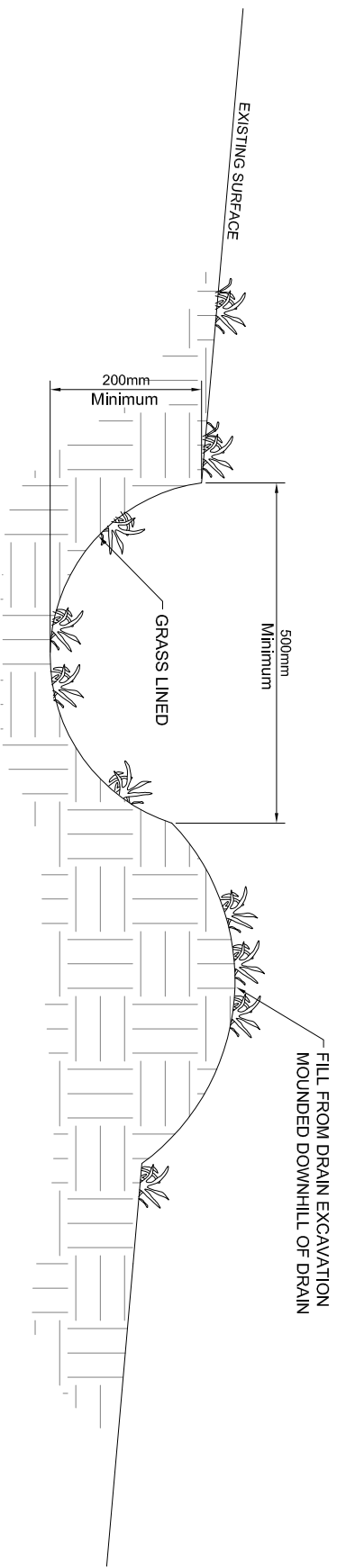
client:	PLATINUM PRO CONSTRUCTION		
project:	LOT 3, 4 GLEADOW STREET DELORAINE		
title:	SITE PLAN		
project no:	GL23438A	figure no.	2

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TYPICAL CUT-OFF DRAIN SECTION
SCALE 1:10



SCALE

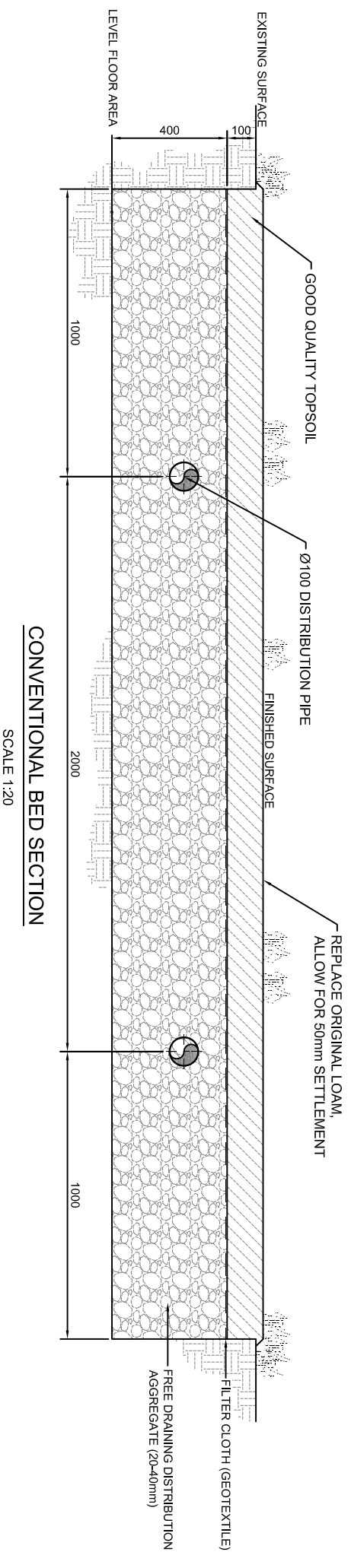
FIGURE:	WW-01
DATE:	18/08/21
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA

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CONVENTIONAL BED SECTION

SCALE 1:20

SCALE



FIGURE:	WW-03
DATE:	21/12/17
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA



PLATE 1 - View of the site looking to the northeast

GEOTON Pty Ltd				client: PLATINUM PRO CONSTRUCTION	
				project: LOT 3, 4 GLEADOW STREET DELORAINÉ	
title: PHOTOGRAPH					
date: 26/07/2023	original size	A4	project no: GL23438A	figure no. PLATE 1	

Appendix A

Borehole Logs

Geotechnical Consultants

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH1

Sheet no. 1 of 1

Job no. GL23438A

Client :		Platinum Pro Construction				Date :		26/07/2023			
Project :		Site Classification and On-site Wastewater Assessment & Design				Logged By :		MG			
Location :		Lot 3, 4 Gleadow Street, Deloraine									
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :			
Hole diameter :		150mm		Northing:		Bearing: -		Datum :			
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N							TOPSOIL - Clayey SILT, low plasticity, brown, roots, root fibres	M	F/St	
		0.25				ML	Clayey SILT - low plasticity, red/brown, trace medium grained sand	M	St/VSt		
		0.50									
		0.75									
		1.00				CH	Silty CLAY - high plasticity, brown	M	VSt	W < PL	
		1.25									
					1.50						
					1.75						
					2.00						
								Borehole BH1 terminated @2.0m			
					2.25						

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH2

Sheet no. 1 of 1

Job no. GL23438A

Client :		Platinum Pro Construction				Date :		26/07/2023		
Project :		Site Classification and On-site Wastewater Assessment & Design				Logged By :		MG		
Location :		Lot 3, 4 Gleadow Street, Deloraine								
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :		
Hole diameter :		150mm		Northing:		Bearing: -		Datum :		
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25		TOPSOIL - Clayey SILT, low plasticity, brown, roots, root fibres	M	F/St	
					0.50	ML	Clayey SILT - low plasticity, red/brown, trace medium grained sand	M	St/VSt	
					0.75					
					1.00	CH	Silty CLAY - high plasticity, brown	M	VSt	W < PL
					1.25					
					1.50					
					1.75					
					2.00					
					2.25		Borehole BH2 terminated @2.0m			

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Tel (03) 6326 5001

Borehole no. BH3

Sheet no. 1 of 1

Job no. GL23438A

Client :		Platinum Pro Construction				Date :		26/07/2023				
Project :		Site Classification and On-site Wastewater Assessment & Design				Logged By :		MG				
Location :		Lot 3, 4 Gleadow Street, Deloraine										
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :				
Hole diameter :		150mm		Northing:		Bearing: -		Datum :				
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
ADV	N							TOPSOIL - Clayey SILT, low plasticity, brown, roots, root fibres	M	F/St	V = refusal	
					0.25		ML	Clayey SILT - low plasticity, red/brown, trace medium grained sand	M	St/VSt		
					0.50							
					0.75							
					1.00		CH	Silty CLAY - high plasticity, brown	M	VSt		W < PL V = 100 kPa
					1.25							
			1.50									
			1.75									
			2.00									
								Borehole BH3 terminated @2.0m			V = refusal	
					2.25							

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH4

Sheet no. 1 of 1

Job no. GL23438A

Client :		Platinum Pro Construction				Date :		26/07/2023					
Project :		Site Classification and On-site Wastewater Assessment & Design				Logged By :		MG					
Location :		Lot 3, 4 Gleadow Street, Deloraine											
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :					
Hole diameter :		150mm		Northing:		Bearing: -		Datum :					
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations		
ADV	N							TOPSOIL - Clayey SILT, low plasticity, brown, roots, root fibres	M	F/St	V = 98 kPa		
					0.25		ML	Clayey SILT - low plasticity, red/brown, trace medium grained sand	M	St/VSt			
					0.50								
					0.75								
					1.00		CH	Silty CLAY - high plasticity, brown	M	VSt		W < PL	V = 96 kPa
					1.25								
					1.50								
					1.75								
					2.00								
								Borehole BH4 terminated @2.0m			V = refusal		
					2.25								

Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

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




SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

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

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

Soil Description Explanation Sheet (1 of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

Moist, dry of Plastic 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
	$>5, \leq 12$	$>15, \leq 30$	$>15, \leq 30$	With
Secondary	>12	>30	>30	Prefix

SOIL STRUCTURE

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

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	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	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

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

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

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

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

Details of work:

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

Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Geoton Pty Ltd, Report Reference No. GL23438Ab,
dated 01/09/2023

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.

Signed:

Qualified person:



Certificate No:

GL23438Ab

Date:

01/09/2023

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

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

Description of work:

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

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

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

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

Other details:
All design documents provided in Report GL23438Ab, dated 01/09/2023

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	

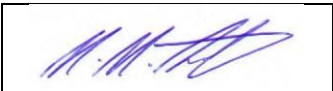
Any other relevant documentation:	

Attribution as designer:	
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I Matthew Street of Geoton Pty Ltd am responsible for the design of that part of the work as described in this certificate;

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

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Matthew Street		01/09/2023
Licence No:	CC6221N		

Assessment of Certifiable Works: (TasWater)

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

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

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


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

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

Certification:

I Matthew Street 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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Matthew Street		01/09/2023

LOADING CERTIFICATE

To:	Platinum Pro Construction	Owner /Agent	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	PO Box 2090	Address	
	Spreyton Tas	Suburb/postcode	
		7310	

Details of work:

Address:	Lot 3, 4 Gleadow Street	Lot No:	3
	Deloraine Tas	Certificate of title No:	184483/3
	7304		
The work related to this certificate:	On-site domestic-wastewater management	<i>(description of the work or part work being certified)</i>	

Certificate details:

In issuing this certificate the following matters are relevant –

Documents:	Report GL23438Ab dated 01/09/2023 Figure 1 – Locality Plan Figure 2 – Site Plan Figure WW-01 – Cut-off Drain Section Figure WW-03 – Conventional Bed 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 = 7 (2 x 1 bedroom dwelling + office)
Wastewater volume (L/day) used for this assessment = 900 (150 Litres per person)
Approximate blackwater volume (L/day) = 360
Approximate greywater volume (L/day) = 540

Soil Characteristics/Design Criteria

Texture (Table E4 from AS/NZS 1547) = Clay Loams
Soil category (Table E1 from AS/NZS 1547) = 4
Soil structure (Table E4 from AS/NZS 1547) = Moderately Structured
Indicative permeability (Table 5.1 from AS/NZS 1547) = 0.5m/day – 1.5m/day
Adopted permeability = 0.5m/day
Adopted Design Loading Rate = 10mm/day
Soil thickness for disposal = >2.0m
Minimum depth (m) to water = >2.0m

Dimensions for On-Site Treatment System

Disposal and treatment methods = Septic tank & Conventional Bed
Site modification and specific design = N/A
Primary disposal area required = 228.75m²
Reserve disposal area required = 228.75m²
Location and use of Reserve area = Reserve area located to the northeast and southwest of the proposed wastewater disposal area, currently vacant land.
Is there sufficient area available on site for disposal (including reserve) = Yes

Notes

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

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

Allowable Variation from Design Flow

Based on a septic tank capacity of 3500L and wastewater design volume of 900L/day the allowable variation from design flow (peak loading events) would be an additional 500L/day (Total flow of 1400L/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 and or lack of operation:

Under loading the system or lack of operation may result in the bacteria to stop working and system failure.

Consequences of changes in loading due to varying wastewater characteristics:

The system has been designed for domestic onsite wastewater disposal, and as such effluent will be domestic and is not expected to change significantly. Significant changes in loading of the system can result in system failure.

Consequences of lack of operation maintenance, and monitoring attention of the system:

Lack of operation maintenance and monitoring attention of the system can result in failure of the septic tank and land application system. The operational and maintenance requirements are detailed below.

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.

	<i>Signed:</i>	<i>Date:</i>	<i>Certificate No.</i>
Certifier:		01/09/2023	GL23438Ab