

PLEASE QUOTE

Your Ref:

Our Ref: SP:CF 7489662

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	DA 2024/84
Development Site: -	123 View Road PARK GROVE CT 36023/5
Proposal: -	Outbuilding (significant works)
Discretionary Matter: -	Reliant on performance criteria C15.6.1 (P1.1 & P1.2)

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie**

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,
Burnie City Council,
PO Box 973, Burnie 7320**

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **2 December 2024**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

S Pearce

COMMUNITY PLANNING OFFICER

Date of Notice: - **16 November 2024**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address

Certificate of
Title Reference

Applicant

First Name

Second
Name

Surname

Owner (note – if more than one owner, all names must be indicated)

First Name

Second Name

Surname

Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class

Documents included with the permit application to describe the Use

Proposed Development

Use class to which the development applies

Documents included with the permit application to describe the Development

Provisions and Standards relied upon for grant of a Permit

Notification of Landowner/s

If land is not in applicant's ownership

I, _____, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Jacob Hanson

Date

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

Applicant Declaration

I, _____, declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant

Jacob Hanson

Date

SEARCH OF TORRENS TITLE

VOLUME 36023	FOLIO 5
EDITION 8	DATE OF ISSUE 16-Aug-2023

SEARCH DATE : 15-Nov-2024

SEARCH TIME : 09.01 AM

DESCRIPTION OF LAND

City of BURNIE
 Lot 5 on Sealed Plan 36023
 Derivation : Part of 50,000 Acres Granted to The Van Diemens
 Land Company
 Prior CT 4488/46

SCHEDULE 1

N141021 TRANSFER to DIANE MICHELLE WILLIAMS and BRIAN ANDREW
 WILLIAMS Registered 16-Aug-2023 at 12.01 PM

SCHEDULE 2

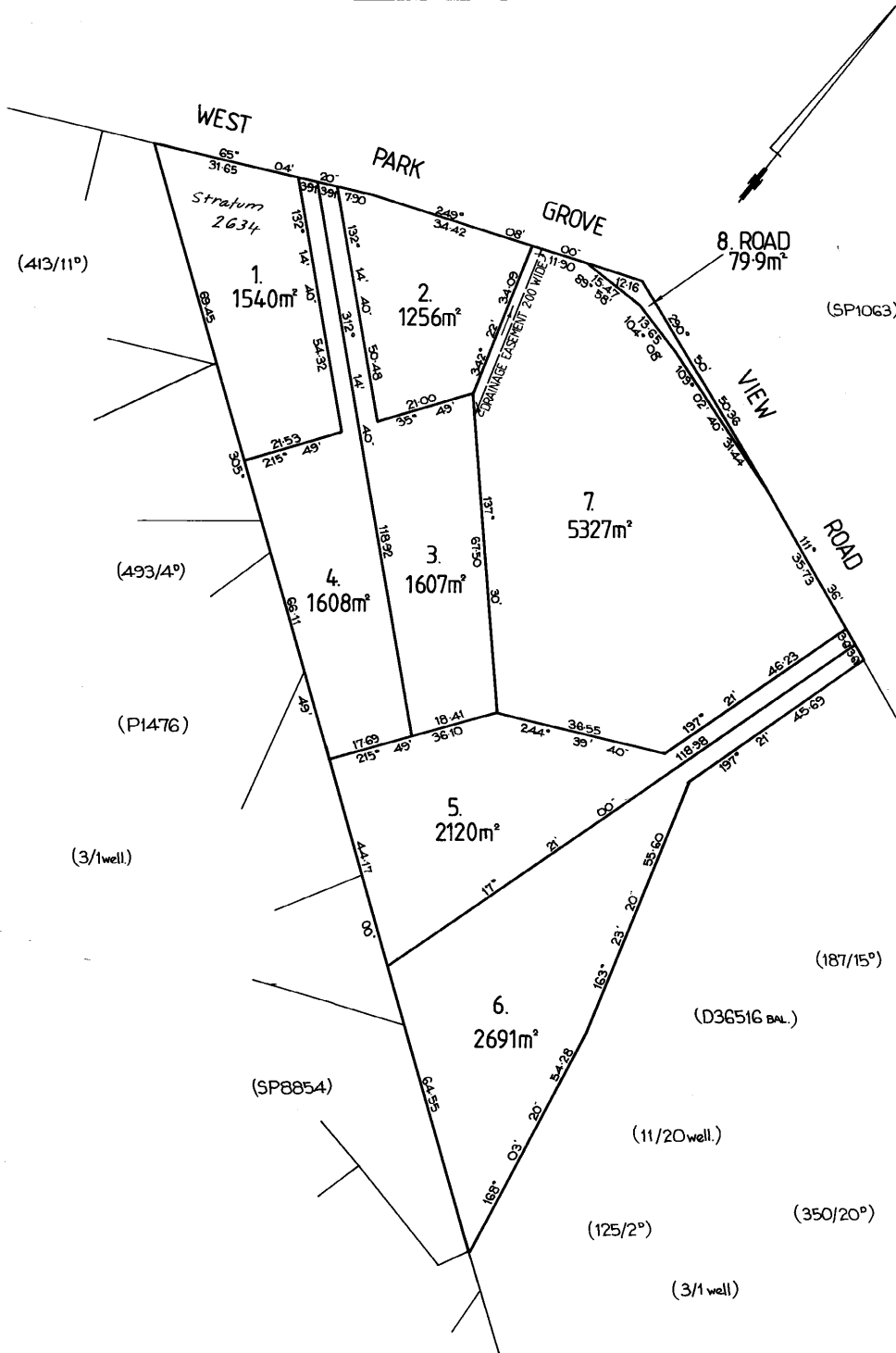
Reservations and conditions in the Crown Grant if any
 SP 36023 FENCING COVENANT in Schedule of Easements
 E352441 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 16-Aug-2023 at 12.02 PM

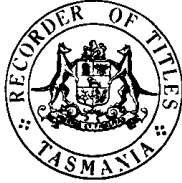
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>Owner: THE MAYOR, ALDERMEN AND CITIZENS OF THE CITY OF BURNIE</p>	<p>PLAN OF SURVEY by Surveyor... B.J. ROLLINS... of land situated in the</p>	<p>Registered Number: S. P36023</p>
<p>Title Reference: C.T. 2688-94</p>	<p>CITY OF BURNIE</p> <p>SCALE 1:750 MEASUREMENTS IN METRES</p>	<p>Approved Effective from: 1.2 AUG 1988</p> <p><i>M. Rollins</i> Recorder of Titles</p>
<p>Grantee: PART OF SECTION 72A IN THE EMLU BAY BLOCK OF 50,000Ac. CTD. TO THE VAN DIEMENS LAND COMPANY.</p>		

AMENDED PLAN





SCHEDULE OF EASEMENTS

PLAN NO.

S.P36023

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

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

EASEMENTS

No easements or profits a prendre are created to benefit or burden any Lot shown on the Plan.

COVENANTS

The Owner of Lots 1 to 8 on the Plan covenants with THE MAYOR ALDERMAN AND CITIZENS OF THE CITY OF BURNIE (herein called the Vendors) that the Vendors shall not be required to fence.

THE COMMON SEAL of THE MAYOR ALDERMEN AND CITIZENS OF THE CITY OF BURNIE was hereunto affixed in the presence of:

Handwritten signatures and a large black circular seal.

36023

This is the schedule of easements attached to the plan of ~~The Warden Councillors & Electors of~~
(Insert Subdivider's Full Name)
the Municipality of Burnie..... affecting land in

2688/94

(Insert Title Reference)

Sealed by CITY OF BURNIE on 10 . 5 . 1988

Solicitor's Reference Mr Z Samec

[Signature]
Council Clerk/Town Clerk

06-K 3134



**LANDSLIP HAZARD REPORT
PROPOSED SHED
123 VIEW ROAD, PARK GROVE**

Prepared for: **Buildrite Construction and
Project Management**

Date: 29 October 2024

Document Reference: TG24095/1 - 03report

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Important information about your report

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Appendix A Geotechnical Investigation Report

Appendix B Landslide Risk Terminology

Version	Date	Prepared by	Reviewed by	Distribution
Original	29 October 2024	David Gibbons	Dr Wayne Griffioen	Electronic

1 INTRODUCTION

1.1 Practitioner details

Lead/coordinating consultant name	Wayne Griffioen
Academic Qualification/s	BE (Hons) University of Western Australia PhD Civil Engineering, University of Western Australia
Relevant Experience	
Business name and address	Tasman Geotechnics
Contact phone number	03 6338 2398
Email address	wayne@tasmangeotechnics.com.au
Signature	
Date	22 October 2024

1.2 Methodology

This report has been prepared in accordance with the **Practice Note Guidelines for Landslide Risk Management 2007** and the **Tasmanian Planning Scheme – State Planning Provisions C15.0 Landslip Hazard Code**.

1.3 Geotechnical Site Investigation Report

A geotechnical site investigation report undertaken consistent with Australian Standard AS 1726-2017 *Geotechnical site investigations* is included at Appendix A.

1.4 Planning Scheme

The purpose of this report is to address the risks of landslip to the proposed development per Code 15.0 (Landslip Hazard Code) of the State Planning Provisions of the Tasmanian Planning Scheme ('the planning scheme').

The site is within a Low landslide hazard band. The proposed development is a 3 x 6m shed, which does not require authorization under the Building Act, i.e., does not require a building permit. Therefore, the development is not exempted from consideration of landslide risk for planning approval under C15.4.1, clause (d). The development requires the excavation of more than 1m of soil, and hence is classified as Significant Works under C15.3.1. Therefore, the

development is not exempted from consideration of landslide risk for planning approval under C15.4.1, clause (e). Hence, a landslip hazard report is required (this document).

Clause C15.6 addresses Development Standards for Building and Works.

The objectives are that:

That building and works on land within a landslip hazard area can:

- (a) minimise the likelihood of triggering a landslip event; and*
- (b) achieve and maintain a tolerable risk from a landslip*

There are no acceptable solutions. The performance criteria state that:

P1.1

Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to:

- (a) the type, form, scale and intended duration of the development;*
- (b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures;*
- (c) any advice from a State authority, regulated entity or a council; and*
- (d) the advice contained in a landslip hazard report.*

P1.2

A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure.

P1.3

If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.

2 BACKGROUND INFORMATION

2.1 Tolerable Risk

The Tasmanian Planning Scheme is effective in Burnie since 22 July 2020, and the Landslip Hazard Code applies to use or development of land within a landslip hazard area or use or development of land identified in a report as having potential to cause or contribute to a landslip.

Assessment of landslide risk must consider both risk to property and risk to life, and the risks must be assessed as tolerable to allow for the use or development to proceed.

Although tolerable levels of risk for property loss are rarely quoted in literature, AGS (2007d) suggests a Moderate risk profile as a tolerable level of risk for low-rise residential buildings on existing slopes as well as existing landslides.

AGS (2007c) suggests the tolerable loss of life individual risk should be 10^{-5} /annum for new constructed slopes, new development, or existing landslide, and 10^{-4} /annum for existing slopes or existing development.

For the proposed shed, the following tolerable levels of risk are adopted.

- Risk to property: Moderate,
- Risk to life: 10^{-5} /annum.

2.2 Geology

The Mineral Resources Tasmania Digital Geological Atlas, 1:25,000 Series, Burnie sheet, shows the surface geology of the site to be mapped as Cenozoic aged basalt, described as “*Predominantly deeply-weathered basalt*”.

2.3 Regional Setting

The site is located on the lower western slopes of a 30 – 40m deep valley incised into a basalt capped plateau. Shorewell Creek flows through the valley. Landslides, both recent and older, are known on the valley flanks, particularly on the eastern flank, which is typically higher than the western flank, i.e., the slope segments are longer on the east.

2.4 Landslide Hazard Mapping

The MRT Tasmanian Landslide Map Series, Shallow Slide and Flow Susceptibility map, Burnie sheet, shows the site is mapped within a ‘Moderate’ source area for shallow slides and/or debris flows. This is based on the site slopes being between 10 and 20°, and the soils consisting of weathered Cenozoic basalt silts and/or clays. In turn, this results in the site being classified as a Low landslide hazard area in the Burnie Local Provisions Schedule landslide hazard area overlay.

Nevertheless, the site is not mapped on an existing landslide, and there are no known landslides on the western flank of the valley in the vicinity of the site. There are mapped landslides on the eastern valley flank to the south-east of the site.

2.5 Proposed Development

The proposed development is the construction of a non-habitable, 3m x 6m shed. The shed is proposed to be constructed adjacent to an existing asphalt sealed hardstand, in an area of (presently) mostly natural slope. The natural slope is approximately 15°. The existing hardstand is adjacent to the house and is relatively level. It appears to be formed largely in cut, and there is a ~1m high brick retaining wall retaining the cut.

Site plans prepared by PLA Designs (reference 24087-02, Rev 0 dated 23 July 2024) show the maximum depth of new cut required to be 1.5m. The plans indicate the cut is proposed to be battered at 45°. One part of the proposed batter will have a crest close to the boundary of the site, adjacent to 113 – 115 West Park Grove.

2.6 Site Conditions

The c. 2120m² site contains an existing two-storey six-bedroom dwelling which we understand dates from the early 1990s. The house has brick veneer construction and a tiled roof.

There is no indication of recent (or older) landsliding at the site. The existing masonry of both the retaining walls and the house are in good condition. No soil cracking was found. There are no groundwater springs or seeps in the location of the proposed works, and none were observed elsewhere on the site.

A borehole was drilled to 2m below ground level on the hardstand adjacent to the proposed shed location, and the natural soil (disregarding the hardstand seal and base) was found to consist of red-brown SILT of high plasticity, typical of that derived from the deep weathering of Cenozoic basalt. The soil was slightly dry of the plastic limit and of Stiff to Very Stiff consistency, with no softened or weakened zones to 2m below ground level, well below the depth of the proposed shed footings.

In the absence of previous disturbance, the soil may be assumed to be at peak strength. Based on our previous experience in the Burnie area, the internal friction angle of the basalt clay (or silt) soils is typically about 33° when at peak strength.

3 LANDSLIDE RISK ASSESSMENT

3.1 General

Risk assessment and management principles applied to slopes can be interpreted as answering the following questions:

- What might happen? (HAZARD IDENTIFICATION).
- How likely is it? (LIKELIHOOD).
- What damage or injury might result? (CONSEQUENCE).
- How important is it? (RISK EVALUATION).
- What can be done about it? (RISK TREATMENT).

The risk is a combination of the likelihood and the consequences for the hazard in question. Thus, both likelihood and consequences are considered when evaluating a risk and deciding whether treatment is required.

The qualitative likelihood, consequence and risk terms used in this report for risk to property are presented in Appendix B and are based on the Landslide Risk Management Guidelines, published by Australian Geomechanics Society (AGS, 2007). The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making.

3.2 Geotechnical Model

The geotechnical model for the site is relatively simple: the subsurface consists of Stiff to Very Stiff undisturbed fine-grained cohesive soils derived from the weathering of Cenozoic basalt, with peak strength and no near surface groundwater. Natural slopes are approximately 15°.

3.3 Potential Hazards

Based on the site observations, subsurface data and available information discussed in the sections above, the following landslide hazards are identified for the shed:

Regional scale landsliding may be initiated by extensive excavations in the base of the valley, of a scale larger than is proposed here, particularly when conditions are otherwise unfavourable (such as where high groundwater levels occur). In this instance it is our assessment that the proposed earthworks are insufficient to pose a material risk to the slope at a regional scale, and therefore the likelihood for initiation of a new regional landslide associated with this development is therefore Rare.

Small scale landslide (up to about 2m deep). Such landslides can occur where slopes are locally steep or have been steepened by earthworks (cut or fill) and may involve up to 500m³ of soil. Small scale landslides may also occur due to localized soil erosion (e.g., from poor control of surface runoff), locally elevated groundwater levels (e.g., seepage water in low-lying areas), or poorly retained cuts or fills.

There is presently no evidence of soil erosion or high groundwater levels. Assuming the requirements of this report are followed (Section 4), the likelihood of a small-scale slide under current climatic conditions is assessed to be Unlikely.

3.4 Risk to Property

The following table summarizes the risk to property of the landslide events in relation to the proposed development as described above, **assuming limitations in Section 4 are incorporated.**

Table 1. Landslide risk profiles

Scenario	Likelihood	Consequence	Risk Profile
Initiation of new large-scale landslide	Rare	Major: could cause consequential damage to adjacent property	Low
Small scale landslide at shed	Unlikely	Minor: possibly some damage to the shed	Low

The assessment shows that the proposed development presents a Low level of risk, provided the requirements of this report are followed.

3.5 Risk to Life

The calculation of risk to life requires a quantitative assessment. Since the new shed is non-habitable, there is no credible risk to life from landslide associated with the proposed development, and hence the risk is tolerable by default.

3.6 Risk Evaluation

Is the use or development likely to cause or contribute to the occurrence of a landslip event on the site or on adjacent land

It is our assessment that the proposed development will not cause or contribute to the occurrence of a landslip on the site or adjacent land, provided the recommendations of this report are followed.

Can the use or development achieve and maintain a tolerable risk for the intended life of the use or development, having regard to:

the nature, intensity and duration of the use	The use of the overall site is residential. The proposed development is the construction of a non-habitable shed, presumably for storage or similar purposes. The shed is supplied by Ranbuild. We understand they offer a 15-year warranty against corrosion or deterioration. Therefore, we assume the design life of the shed will be at least 15 years. It is our conclusion that the risk of landslip to the shed will remain tolerable over that duration.
the type, form and duration of any development	The proposed development requires the excavation of soil to achieve the design levels. Provided the requirements of this report are complied with, the risk of landslip to the shed and other areas will be tolerable for the intended life of the development.
the likely change in the risk across the intended life of the use or development	There are no forecasts of events expected to result in a material change in landslide risk across the intended life of the use or development. Such forecasts might include materially increased rainfall, or rising sea levels (in a coastal environment).
the ability to adapt to a change in the level of risk	Since the shed is relatively small and not very constrained (e.g., by surrounding structures), installation of additional drainage (e.g., in response to increased rainfall) may be possible, and similarly other adaptations may be possible in response to change in the level of risk. Nonetheless, no material change in the level of risk is forecast.
the ability to maintain access to utilities and services	We are unaware as to whether the shed will be powered, but even if so, no other services will be required. Loss of access to utilities or services caused by landslide associated with the shed construction is not a plausible outcome of this development proposal.

the need for specific landslip reduction or protection measures on the site	Other than the requirements given in this report, no specific landslip reduction or protection measures are required on the site.
the need for landslip reduction or protection measures beyond the boundary of the site	Assuming the requirements given in this report are followed, no landslip reduction or protection measures will be required beyond the boundary of the site
any landslip management plan in place for the site or adjacent land	There is no landslip management plan in place for the site, or for adjacent land that we are aware of, and none is required (in our assessment)

Any advice relating to the ongoing management of the use or development

N/A

Conclusions relating to any matter specifically required by Performance Criteria in the Landslip Hazard Code (C15.6)

In relation to P1.1, (a) and (b), it is our assessment that the proposed building and works can minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip having regard to the type, form, scale and intended duration of the development, and whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures.

In relation to P1.1, (c) *any advice from a State authority, regulated entity or a council:*

We are unaware of any such advice

In relation to P1.1 (d), this report contains advice in relation to this sub-clause.

In relation to P1.2, this report has demonstrated that it is our assessment that the proposed buildings and works will not cause or contribute to landslip on the site, on adjacent land or public infrastructure

In relation to P1.3, no landslip reduction or protection measures are required beyond the boundary of the site.

Therefore, the performance criteria are satisfied.

4 LIMITATIONS

It is our assessment that the proposed batter angle of 45° is too steep for a batter in soil to leave unprotected. Several options could be considered:

- Flatten the batter to 1V:2H. We note that there might not be sufficient distance between the shed and the western boundary, or
- Construct a retaining wall. Any retaining wall more than 1m high must be designed by a registered engineer. A lower vertical retaining wall with a battered section above is also acceptable, provided the battered section is no steeper than 2H:1V, or

- Place large rocks (0.2m to 0.3m diameter) on the soil face, and separate with a geofabric, to reduce the risk of erosion on the soil face.

No other restrictions or limitations apply.

Appendix A

Geotechnical Investigation Report



TASMAN

geotechnics

17 May 2024

Buildrite Construction and Project Management
4 Kilowatt Court
ULVERSTONE, TAS 7315

Attention: Jacob Hanson

Dear Sir

**RE: Site Classification Investigation
123 View Road, Park Grove**

1 INTRODUCTION

A geotechnical investigation has been conducted for Buildrite Construction & Project Management at the site of a new outbuilding at 123 View Road, Park Grove (title reference 36023/5).

The investigation has been conducted for the purposes of assessing general subsurface conditions at the site and consequently assigning a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”.

The new outbuilding location was shown on a site plan by provided Buildrite Construction and Project Management.

2 FIELD INVESTIGATION

The field investigation was conducted on 5 May 2024 by one Geotechnician from Tasman Geotechnics and involved the drilling of one borehole (BH1) to the depth of 2m using a 4WD mounted Centurion rig.

The engineering borehole log is attached and the location of the borehole is shown on Figure 1.

3 SITE CONDITIONS

The 2000m² site is within a general residential area. The natural slope of the site is 15° towards the north west and is vegetated with grass and trees.

The site appears to be well drained.

The Mineral Resources Tasmania Digital Geological Atlas, 1:25,000 Series, Burnie sheet, shows the site to be located on Cretaceous - Neogene aged rock, described as “*Predominantly deeply-weathered basalt*”.

The LIST hazard band overlay shows that the site is not mapped in a landslide hazard area.

The borehole encountered the following subsurface conditions:

- FILL: 0.01m of bitumen, overlying 0.2m of Base material, Sandy GRAVEL, medium to coarse grained, sand, fine to medium grained, overlying
- Clayey SILT: low liquid limit, red/brown to the termination depth of 2m below ground level.

No groundwater inflow was observed while drilling the borehole.

Laboratory testing was carried out by Tasman Geotechnics on a soil sample from BH1 at 0.7–1.0m below ground level for Atterberg Limits and particle size distribution. The results are summarised in the following table.

Table 1. Laboratory Results

Sample	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Linear Shrinkage (%)	% Gravel	% Sand	% Fines
BH1,0.7–1.0m	83	48	35	17	0	2	98

These results are considered high.

4 CLASSIFICATION

The default site classification according to the Directors Determination – Landslip Hazard Areas is Class P.

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

CLASS H1 (AS2870 – 2011)

Characteristic surface movement, $y_s = 50$ mm

Foundation designs in accordance with this classification are subject to the conditions of Section 5.

This Classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks in excess of 0.5m are carried out, then the Site Classification will need to be re-assessed, and possibly changed.

5 DISCUSSION

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 should be:

Clayey SILT, (ML), low plasticity, red/brown, encountered from 0.2m below ground level

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded as above.

If the site is filled, it is recommended that no structure be founded across cut and fill without the footings extending through the fill to the natural soils, allowance made in the structural design for differential settlements or engineer designed pier or pile foundations adopted.

The site classification presented in Section 4 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.

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 discussed above.

6 WIND CLASSIFICATION

The wind classification for the site is as follows:

N2 (AS 4055 - 2021)

Based on region, terrain, shielding and topography as follows:

Region	Terrain category	Topography	Shielding
A	TC3	T2	FS

Should you require clarification of any aspect of this report, please contact undersigned.

For and on behalf of Tasman Geotechnics Pty Ltd



Dr Wayne Griffioen

Principal Geotechnical Engineer

Attachments: Important Information about your report (1 page)
Figure 1: Site layout and borehole location (1 page)
Borehole log (explanation sheet + 1 page)

References: AS 2870 - 2011 Residential Slabs and Footings
AS 4055 - 2021 Wind Loads for Housing



TASMAN geotechnics

Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

Advice and Recommendations

Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

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.

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View Road

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Landslide Layers

- Low
- Medium
- Medium to Active
- High

Drawn:	TS
Approved:	WG
Date:	17/05/2024
Scale:	1:750
Size:	A4
Grid:	GDA94 / MGA zone 55



client: Buildrite Construction and Project Management	
project: AS2870 Site Classification 123 View Road, Park Grove	
title: Site Layout and Borehole Location	
project no: TG24095/1 - 01report	figure no: 1

Note: basemap airphoto and cadastral boundaries are from TheLIST Web Services (<http://services.thelist.tas.gov.au>) and were retrieved on the date shown above. Current site conditions may differ from this plan. TheLIST data is copyright of TheLIST, and use is subject to terms found at: <http://listdata.thelist.tas.gov.au/public/LISTWebServicesTermsConditions.pdf>.

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SOIL DESCRIPTION EXPLANATION SHEET

TASMAN
geotechnics

Soils are described in accordance with the Unified Soil Classification System (UCS), as shown in the following table.

FIELD IDENTIFICATION

COARSE GRAINED SOILS	more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines	DRY STRENGTH	DILATANCY	TOUGHNESS
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines			
		GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines			
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines			
		SANDS	SW	Well graded sands and gravelly sands, little or no fines			
			SP	Poorly graded sands and gravelly sands, little or no fines			
		SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines			
			SC	Clayey sands, sand-clay mixtures, plastic fines			
FINE GRAINED SOILS	more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
			CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
			OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
		SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
			CH	Inorganic clays of high plasticity, fat clays	High	None	High
			OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
PEAT		Pt	Peat muck and other highly organic soils				

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600 μ m to 2.36mm
	medium	200 μ m to 600 μ m
	fine	75 μ m to 200 μ m

Consistency of cohesive soils

Term	Undrained strength	Approximate Pocket Penetrometer Reading	Field guide
Very soft VS	<12kPa	25kPa	A finger can be pushed well into soil with little effort
Soft S	12 - 25kPa	25-50kPa	Easily penetrated several cm by fist
Firm F	25 - 50kPa	50-100kPa	Soil can be indented about 5mm by thumb
Stiff St	50-100kPa	100-200kPa	Surface can be indented but not penetrated by thumb
Very stiff VSt	100-200kPa	200-400kPa	Surface can be marked but not indented by thumb
Hard H	>200kPa	>400kPa	Indented with difficulty by thumb nail
Friable Fb	-	-	Crumbles or powders when scraped by thumb nail

Minor Components

Term	Proportions	Observed properties
'Trace of'	Coarse grained: <5%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
	Fine grained: <15%	
'With some'	Coarse grained: 5-12%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.
	Fine grained: 15-30%	

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Cohesive soils can also be described relative to their plastic limit, ie: <W_p, =W_p, >W_p. The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

Density of granular soils

Term	Density index
Very loose	<15%
Loose	15 to 35%
Medium Dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

ENGINEERING BOREHOLE LOG

Client: Buildrite Construction & Project Management
 Project: AS2870 Site Classification
 Location: 123 View Rd, PARK GROVE



TASMAN
geotechnics

Borehole no: BH1

Sheet no. 1 of 1

Job no. TG24095/1

Date: 03/05/2024

Logged By: MS

GDA94 Easting: 406546

GDA94 Northing: 5454396

Elevation:

Drill model: Centurion
 Hole diameter: 120mm
 Slope: -90 Bearing: 0

Method	Penetration				Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4									
Auger							0		FILL	BITUMEN	D	H	
										FILL-Sandy GRAVEL, blue/grey, angular, medium to coarse grained. Sand is fine to medium grained.		D	
									MH	Clayey SILT, high plasticity, red/brown, trace fine to medium gravel and sand.	≤Wp	St/Fb	
										Becoming Very Still/Friable		Vst/Fb	
										Terminated at planned depth of 2.0m, still going			
							2.5						

method DT Diatube AS Auger screwing AH Auger drilling RR Roller/tricone CB Claw/blade bit NMLC NMLC core NQ, HQ Wireline core HA Hand auger	water 17/03/18 water level on date shown water inflow partial drill fluid loss complete drill fluid loss	Notes, Samples, Tests U50 Undisturbed sample 50mm diameter D Disturbed sample N Standard Penetration Test (SPT) N* SPT - sample recovered Nc SPT with solid cone V Vane Shear (kPa) P Pressure Meter Bs Bulk Sample R Refusal E Environmental Sample PID PID Measurement WS Water Sample	Moisture Condition Dry (D) Moist (M) Wet (W) Cohesive soils can also be described relative to their plastic limit, ie: <Wp =Wp >Wp	Consistency VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable VL Very Loose L Loose MD Medium Dense D Dense VD Very Dense
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Appendix B

Landslide Risk Terminology

Terminology for use in Assessing Risk to Property

These notes are provided to help you understand concepts and terms used in **Landslide Risk Assessment** and are based on the “Practice Note Guidelines for Landslide Risk Management 2007” published in *Australian Geomechanics Vol 42, No 1, 2007*.

Likelihood Terms

The qualitative likelihood terms have been related to a nominal design life of 50 years. The assessment of likelihood involves judgment based on the knowledge and experience of the assessor. Different assessors may make different judgments.

Approximate Annual Probability	Implied indicative Recurrence Interval	Description	Descriptor	Level
10^{-1}	10 years	The event is expected to occur over the design life	Almost Certain	A
10^{-2}	100 years	The event will probably occur under adverse conditions over the design life	Likely	B
10^{-3}	1000 years	The event could occur under adverse conditions over the design life	Possible	C
10^{-4}	10,000 years	The event might occur under very adverse conditions over the design life	Unlikely	D
10^{-5}	100,000 years	The event is conceivable but only under exceptional circumstances over the design life	Rare	E
10^{-6}	1,000,000 years	The event is inconceivable or fanciful for the design life	Barely Credible	F

Qualitative Measures of Consequence to Property

Indicative Cost of Damage	Description	Descriptor	Level
200%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequential damage.	Catastrophic	1
60%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequential damage	Major	2
20%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequential damage.	Medium	3
5%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works	Minor	4
0.5%	Little damage.	Insignificant	5

The assessment of consequences involves judgment based on the knowledge and experience of the assessor. The relative consequence terms are value judgments related to how the potential consequences may be perceived by those affected by the risk. Explicit descriptions of potential consequences will help the stakeholders understand the consequences and arrive at their judgment.

Qualitative Risk Analysis Matrix – Risk to Property

Likelihood		Consequences to Property				
	Approximate annual probability	1: Catastrophic	2: Major	3: Medium	4: Minor	5: Insignificant
A: Almost Certain	10^{-1}	VH	VH	VH	H	L
B: Likely	10^{-2}	VH	VH	H	M	L
C: Possible	10^{-3}	VH	H	M	M	VL
D: Unlikely	10^{-4}	H	M	L	L	VL
E: Rare	10^{-5}	M	L	L	VL	VL
F: Barely credible	10^{-6}	L	VL	VL	VL	VL

NOTES:

1. The risk associated with Insignificant consequences, however likely, is defined as Low or Very Low
2. The main purpose of a risk matrix is to help rank risks and set priorities and help the decision making process.

Response to Risk

In general, it is the responsibility of the client and/or regulatory and/or others who may be affected to decide whether to accept or treat the risk. The risk assessor and/or other advisers may assist by making risk comparisons, discussing treatment options, explaining the risk management process, advising how others have reacted to risk in similar situations and making recommendations. Attitudes to risk vary widely and risk evaluation often involves considering more than just property damage (eg environmental effects, public reaction, business confidence etc).

The following is a guide to typical responses to assessed risk.

Risk Level		Example Implications
VH	Very High	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than the value of the property.
H	High	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	Moderate	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	Low	Usually accepted by regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	Very Low	Acceptable. Manage by normal slope maintenance procedures

**PROPOSED SHED
123 VIEW ROAD PARK GROVE
DIANE & BRIAN WILLIAMS**

DRAWING INDEX

DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	0
02	SITE PLAN & SITE LEVELS	0
03	NCC COMPLIANCE NOTES	0



PROJECT DETAILS:

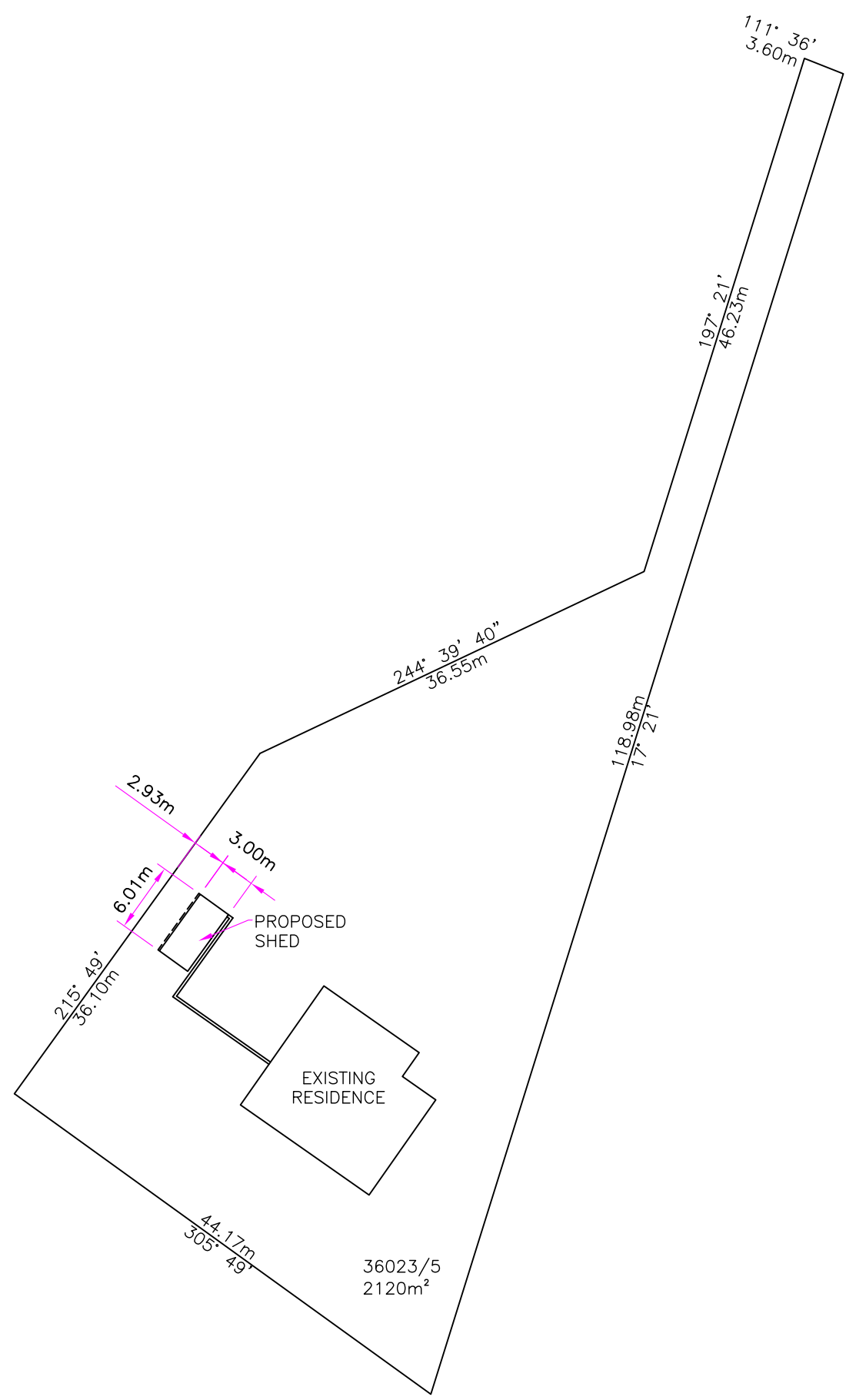
TITLE REFERENCE: 36023/5

AREAS:
 SITE - 2120m²
 EXISTING FLOOR - APPROX. 160m²
 PROPOSED FLOOR - 27m²
 TOTAL FLOOR - APPROX. 187m²

SITE CLASSIFICATION: ASSUMED NO WORSE THAN 'M' (IF SOIL CONDITION DIFFER FROM THIS ASSUMPTION FURTHER INVESTIGATION WILL BE REQUIRED)

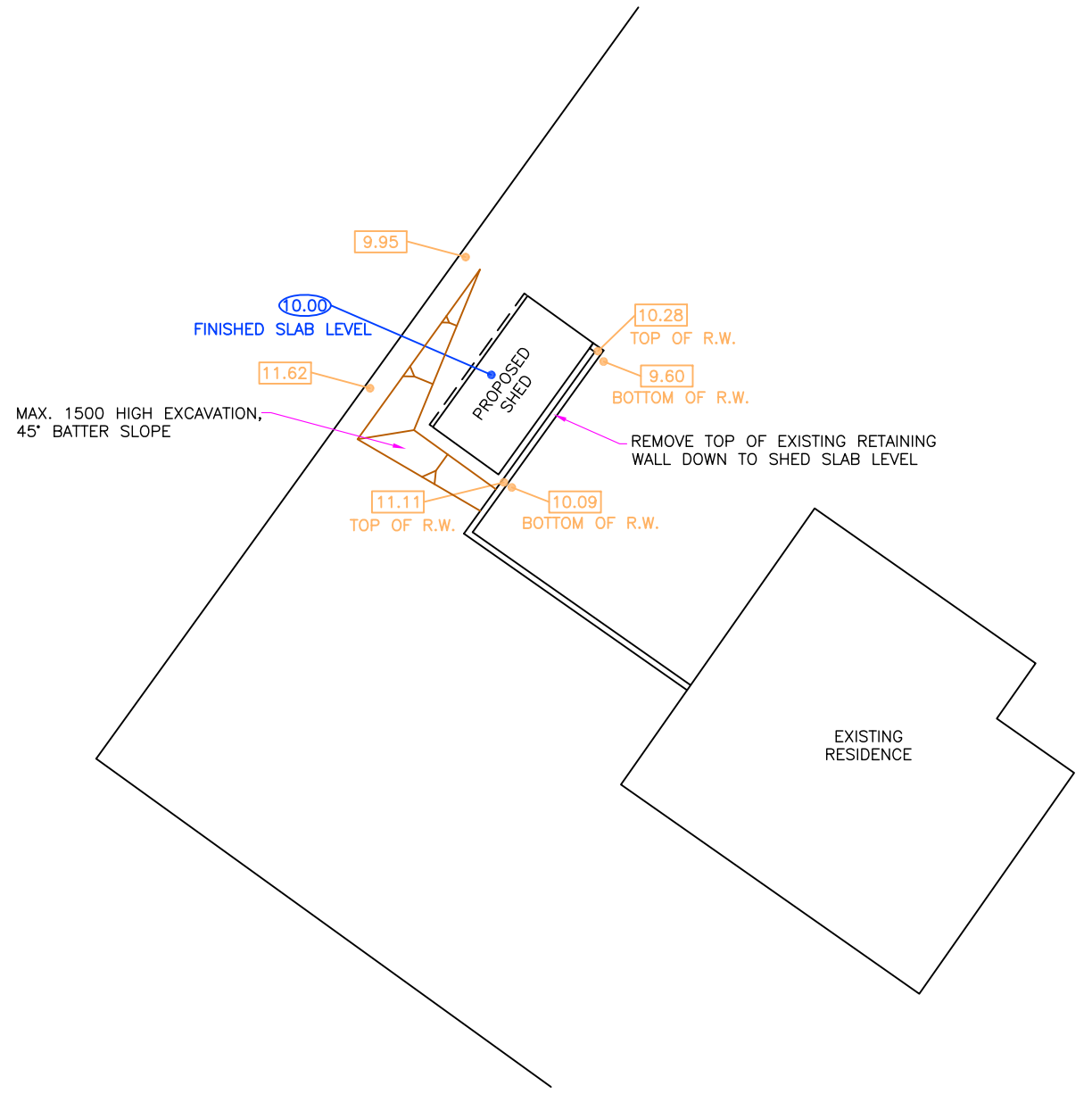
WIND CLASSIFICATION: N2
 CLIMATE ZONE: 7
 BUSHFIRE ATTACK LEVEL: NOT APPLICABLE
 ALPINE AREA: NOT APPLICABLE

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	JUN 2024	PROPOSED SHED 123 VIEW ROAD PARK GROVE DIANE & BRIAN WILLIAMS	REV.	0	DATE	23.07.24
	DRAWN	A.R.M.		DRAWING No.	24087-01		
	CHECKED	P.L.A.					
	SHEET SIZE	A3					
	SCALE						



SITE PLAN
SCALE 1 : 500

36023/5
2120m²



SITE LEVELS
SCALE 1 : 200

LEGEND

- ### - EXISTING SITE LEVEL (m)
- ### - FINISHED SITE LEVEL (m)

Accreditation No. CC1779G

PLA
DESIGNS
Ph: 0407 532 435
Email: paul@pladesign.com.au

DATE	JUN 2024
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	AS SHOWN

PROPOSED SHED
123 VIEW ROAD PARK GROVE
DIANE & BRIAN WILLIAMS

DRAWING No. 24087-02

REV.	DATE
0	23.07.24

NCC COMPLIANCE NOTES

SITE PREPARATION

Generally to be in accordance with NCC Vol.2 part H1D3, ABCB Housing Provisions Standard (HPS) part 3 & AS/NZS 3500.

- 3.1 – Scope and application of section 3
- 3.2 – Earthworks
- 3.3 – Drainage
- 3.4 – Termite risk management (not applicable)

Check with local Authorities regarding tree preservation orders over the site. Comply with all requirements to limit stormwater run-off from the site during construction.

Check with local Council for temporary and permanent site access requirements. The Owners shall verify the correct boundary line of the property. Consequent to that the builder shall be responsible for the correct setting out of the proposed works.

The builder shall confirm ground levels and determine the finished floor level on site with the owners.

Refer to the contract for excavation in rock procedures and rates.

Floor slabs shall be a minimum of – 150 mm above finished ground levels – 50 mm above paved surfaces

Domestic drainage lines shall be parallel to the dwelling and 1000mm minimum from the wall face.

Ensure permanent natural drainage is available so that the storm water falls away from the structure on all sides at a ratio of 1:60 minimum at least 1000mm wide.

FOOTINGS AND SLABS

Generally to be in accordance with NCC Vol.2 part H1D4, HPS part 4.2 & AS 2870–2011 'Residential slabs & footings'.

- 4.1 – Scope and application of section 4
- 4.2 – Footings, slabs and associated elements

Preparation for placement of concrete and reinforcement to be in accordance with AS 2870.

Concrete & steel reinforcement to be in accordance with AS 2870 & AS 3600.

The site classification to be in accordance with AS 2870.

Alternatively footings & slabs to be in accordance with Structural Engineers design & specification.

Retaining walls over 1200mm high shall be designed by structural engineer.

MASONRY

Generally to be in accordance with NCC Vol.2 part H1D5, HPS part 5, AS 3700–2018 & AS4773.1–2015.

- 5.1 – Scope and application of part 5
- 5.2 – Masonry veneer
- 5.3 – Cavity masonry
- 5.4 – Unreinforced single leaf masonry
- 5.5 – Isolated piers
- 5.6 – Masonry components and accessories
- 5.7 – Weatherproofing of masonry

FRAMING

Timber framing to be in accordance with NCC Vol.2 part H1D6, HPS part 6 & AS 1684.

- 6.1 – Scope and application of section 6
- 6.2 – Subfloor ventilation
- 6.3 – Structural steel members

Sub floor area to be clear of organic materials & rubbish. Provide vent openings in substructure walls at a rate of 6000mm²/m of wall length, with vents not more than 600mm from corners. 150 mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.

Tie down and bracing of frames to be in accordance with AS 1684 & AS 4055.

Structural steel framing to be in accordance with HPS part 6.3, NASH Standard 'Residential and Low-Rise Steel Framing (Parts 1 & 2), AS 4100, AS 4600 & structural engineers design & specification.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC Vol.2 part H1D7 & HPS part 7, AS 1562.1 & 3, AS2049 & AS 2050, AS/NZS 3500.3 & The Tasmanian Plumbing Code.

- 7.1 – Scope and application of section 7
- 7.2 – Sheet roofing
- 7.3 – Roof tiles and shingles
- 7.4 – Gutters and downpipes
- 7.5 – Timber and composite wall cladding

Eaves, internal and valley guttering to have cross sectional area of 6500mm².

Downpipes to be Ø90mm or 100 x 50mm rectangular section at max. 12000 crs. and to be within 1000 of internal/ valley gutter.

Wall cladding to be installed in accordance with HPS part 7.5 & Manufacturers specification.

GLAZING

Generally glazing to be in accordance with NCC Vol.2 part H1D8, HPS part 8 & AS 1288.

- 8.1 – Scope and application of section 8
- 8.2 – Windows and external glazed doors
- 8.3 – Glass
- 8.4 – Glazing human impact

Refer to window legend for sizes and type.

FIRE SAFETY

Generally to be in accordance with NCC Vol.2 part H3 & HPS part 9.

- 9.1 – Scope and application of section 9
- 9.2 – Fire separation of external walls
- 9.3 – Fire protection of separating walls and floors
- 9.4 – Fire protection of garage top dwellings
- 9.5 – Smoke alarms and evacuation lighting

External walls and gable ends constructed within 900mm of boundary are to extend to underside of non combustible roofing/eaves & are to be constructed of a masonry skin min. 90mm thick with an FRL of 60/60/60.

Sarking to have a flammability index less than 5.

Roof lights not to be placed closer than 900 from boundary.

Smoke alarm Locations indicated on floor plan.

Installation locations;

Ceilings – 300mm away from wall junction

Cathedral ceiling – 500mm down from apex.

Walls – 300mm down from ceiling junction.

HEALTH AND AMENITY

Generally to be in accordance with NCC Vol.2 part H4 & HPS part 10.

- 10.1 – Scope and application of section 10
- 10.2 – Wet area waterproofing
- 10.3 – Room heights
- 10.4 – Facilities
- 10.5 – Light
- 10.6 – Ventilation
- 10.7 – Sound insulation
- 10.8 – Condensation management

Waterproofing of surfaces adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture.

Refer to drawings for ceiling heights.

Refer to plan for locations of required facilities.

Refer to plan for sanitary compartment details.

Windows/rooftlights to provide light transmission area equal to 10% of floor area of room.

Ventilation to be in accordance with HPS part 10.6. & AS 1668.2 for mechanical ventilation.

Exhaust fan from bathroom/wc to be vented to outside for steel roof and to roof space for tile roof. Natural ventilation to be provided at a rate of 5% of room floor area.

SAFE MOVEMENT & ACCESS

Generally to be in accordance with NCC Vol.2 part H5 & HPS part 11.

- 11.1 – Scope and application of section 11
- 11.2 – Stairway and ramp construction
- 11.3 – Barriers and handrails

Maximum of 18 risers to each stairway flight.

Riser opening to be less than 125.

Treads to have non slip surface or nosing.

Riser – min. 115, max. 190.

Tread – min 240, max. 355.

Slope gradient of ramps shall not exceed 1:8 and have a non-slip surface.

Balustrade required where area is not bounded by a wall or where level exceeds

1000 above floor level or ground level.

865 high on stairs, measured from line of stair nosing.

1000 high above floor for landings.

Openings between balusters/infill members to be constructed so as not to allow 125mm sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

ANCILLARY PROVISIONS

Swimming pool access to be in accordance with NCC Vol.2 part H7D2 & AS 1926 parts 1 & 2.

Construction in alpine areas to be in accordance with NCC Vol.2 part H7D3 & HPS part 12.2.

Construction in bushfire prone areas to be in accordance with NCC Vol.2 part H7D4 & AS 3959.

Heating appliances to be in accordance with NCC Vol.2 part H7D5, HPS part 12.4 & AS 2918.

Open fireplace – extend hearth 150mm to side of opening. 300mm in front of opening

Freestanding – extend hearth 400mm beyond unit.

Freestanding appliance to be 1200mm from combustible wall surface. 50mm from masonry wall. Heat shield – 90mm masonry with 25mm air gap to combustible wall, extend 600 above unit.

Flue installation to HPS part 12.4.3.

Top of chimney/flue to terminate 300 above horizontal plane 3600 away from roof.

ENERGY EFFICIENCY

Generally to be in accordance with NCC Vol.2 2019 part 3.12 (Climate Zone 7 applicable to Tasmania, Zone 8 applicable to Alpine areas)

Building fabric in accordance with 3.12.1

- 3.12.1.1 – Building fabric thermal insulation

Insulation to be fitted to form continuous barrier to roof/ceiling, walls & floors.

Bulk insulation to maintain thickness and position after installation

Continuous cover without voids except around services/fitings.

- 3.12.1.2 – Roofs
- 3.12.1.3 – Roof lights
- 3.12.1.4 – External walls
- 3.12.1.5 – Floors
- 3.12.1.6 – Attached class 10a buildings

External glazing in accordance with 3.12.2

- 3.12.2.1 – External glazing
- 3.12.2.2 – Shading

Building sealing in accordance with 3.12.3

- 3.12.3.1 – Chimneys & flues
- 3.12.3.2 – Roof lights
- 3.12.3.3 – External windows & doors
- 3.12.3.4 – Exhaust fans
- 3.12.3.5 – Construction of ceilings, walls and floors
- 3.12.3.6 – Evaporative coolers

Chimneys or flues to be fitted with sealing damper or flap.

Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.

External windows & doors to habitable rooms/conditioned spaces to be fitted with air seal to restrict air infiltration.

Exhaust fans to habitable rooms/conditioned spaces to be fitted with self closing damper or filter


Building envelope to be constructed to minimise air leakage. Construction joints and junctions of adjoining surfaces to be tight fitting and sealed by caulking, skirting, architrave's and cornices.

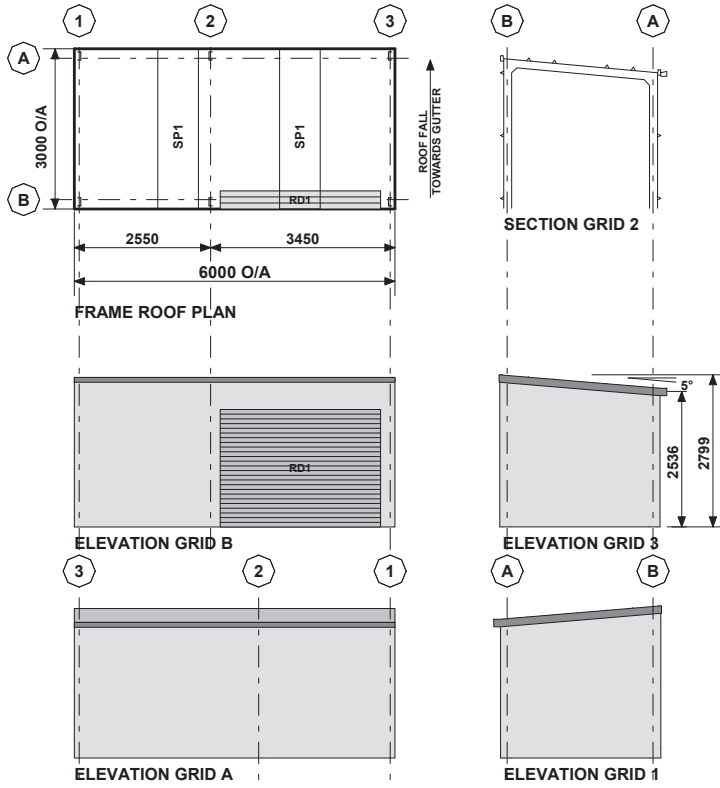
Air movement in accordance with 3.12.4

- 3.12.4.1 – Air movement
- 3.12.4.2 – Ventilation openings
- 3.12.4.3 – Ceiling fans and evaporative coolers

Services in accordance with 3.12.5

- 3.12.5.1 – Insulation of services
- 3.12.5.2 – Central heating water piping
- 3.12.5.3 – Heating and cooling ductwork
- 3.12.5.4 – Electric resistance space heating
- 3.12.5.5 – Artificial lighting
- 3.12.5.6 – Water heater in a heated water supply system
- 3.12.5.7 – Swimming pool heating and pumping
- 3.12.5.8 – Spa pool heating and pumping

Accreditation No. CC1779G  ABN: 27 165 669 278 Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	JUN 2024	PROPOSED SHED 123 VIEW ROAD PARK GROVE DIANE & BRIAN WILLIAMS	REV.	DATE	
	DRAWN	P.L.A.		DRAWING No.	A	23.07.24
	CHECKED					
	SHEET SIZE	A3				
	SCALE					



CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	B&D, Firmadoor, R.D, Residential "R1F", 2125 high x 3000 wide Clear Opening C/B
2	SP1	Sheeting, Polycarbonate, Corrugated Profile (SGFGS/AFGB)

Accredited Practitioner
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15/08/2024

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT
Brian Williams
SITE
123 View Road
PARK GROVE TAS 7320

BUILDING
DELUXE SKILLION
3000 SPAN x 2536/2799 EAVE x 6000 LONG

TITLE
GENERAL ARRANGEMENT

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