PLANNING NOTICE

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

APP NO.:	PA\26\0222
APPLICANT:	N Aylott
SITE:	3 Morrison Street, Kimberley (CT: 86734/149)
PROPOSAL:	Single dwelling & Residential outbuilding (garage) - setbacks, driveway, waterway.

The application can be inspected until **Monday, 25 May 2026**, 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.

Notified on 9 May 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

Meander Valley Council
Working Together

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: | | | | | | **Assessment No:** | | - | | | | | - | | | | |

DA | | **PA** | | **PC** | |

- 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: 3 MORRISON ST (LOT 149) Certificate of Title: VOLUME 86734

Suburb: KIMBERLEY 7305 Lot No: 149

Land area: 1157 m^2 / ha

Present use of land/building: VACANT *(vacant, residential, rural, industrial, commercial or forestry)*

- 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 ☑ Building work ☐ Change of use ☐ Subdivision ☐ Demolition ☐ Forestry ☐ Other

Total cost of development *(inclusive of GST)*: $420,000 *Includes total cost of building work, landscaping, road works and infrastructure*

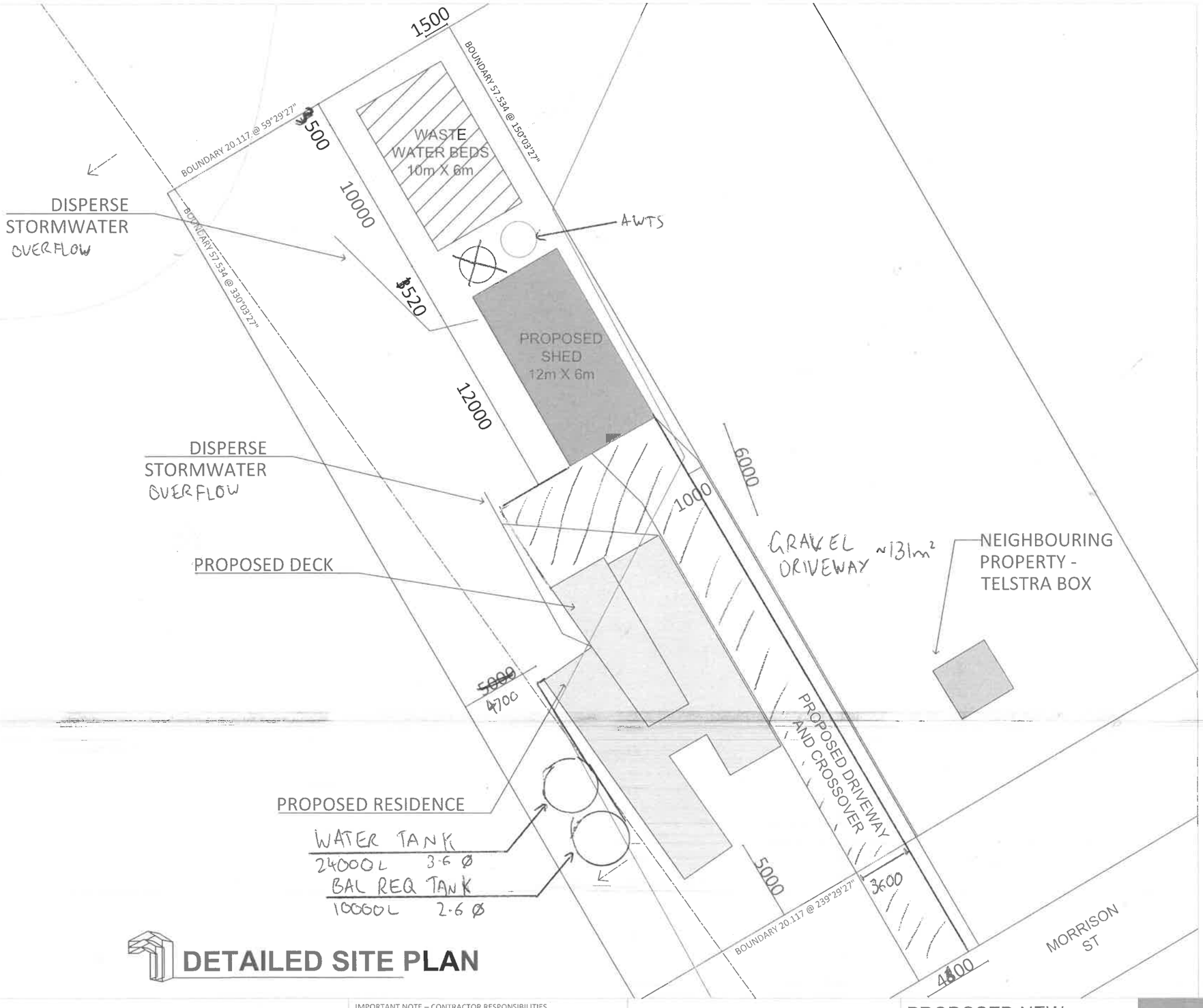
Description of work: NEW DWELLING, SHED, DRIVEWAY, WASTEWATER TREATMENT

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

New floor area: 162 m^2 New building height: 4.0 m

Materials: External walls: COLOURBOND Colour: BLACK

Roof cladding: COLOURBOND Colour: BLACK



DETAILED SITE PLAN

LEGEND & NOTES

BOUNDARY

CONTOURS

WATER WAY AND COASTAL PROTECTION OVERLAY

PRIORITY VEGETATION AREA

STORMWATER TO BE DISPERSED THROUGH BLOCK

SITE PLAN NOTES

ALL WORKS TO COMPLY WITH NCC, AUSTRALIAN STANDARDS,
TAS DIRECTOR'S DETERMINATIONS AND COUNCIL REQUIREMENTS.

CONTOURS AND SERVICE LOCATIONS ARE INDICATIVE ONLY.
SITE SURVEY WAS PROVIDED AND COMPLETED BY LAND AND SEA SURVEYS REF # 1979
ALL INFORMATION SHOWN IS BASED ON BEST AVAILABLE DATA AND MUST BE VERIFIED ON SITE.

BUILDER TO CONFIRM ALL DIMENSIONS, LEVELS, SETOUT AND FFL PRIOR TO COMMENCEMENT.

BATTERS MAX 1:2 UNLESS CERTIFIED BY ENGINEER.
DRIVEWAYS AND CROSSOVERS SUBJECT TO COUNCIL APPROVAL.

AJM DRAFTING SERVICES ACCEPTS NO RESPONSIBILITY FOR ANY ERRORS ARISING FROM UNVERIFIED SITE INFORMATION.

PLANS by:
AJM Drafting Services
ABN: 98 602 040 886
154 TARLETON ROAD, TARLETON
Ph: 0417 669 317 E: ben@ajmdrafting.com.au

IMPORTANT NOTE – CONTRACTOR RESPONSIBILITIES
BEFORE COMMENCING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT:

ALL RELEVANT PRE-CONSTRUCTION CHECKS HAVE BEEN COMPLETED.
SITE ADDRESS, BOUNDARIES, LEVELS, AND DIMENSIONS ARE VERIFIED AND CORRECT.
ALL SITE DETAILS SHOWN ARE CONFIRMED AGAINST ACTUAL CONDITIONS.
PRODUCTS AND MATERIALS SPECIFIED ARE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION.
DO NOT SCALE FROM DRAWINGS.
THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR ERRORS ARISING FROM FAILURE TO VERIFY OR CONFIRM THE ABOVE.

REVISION:

NORTH:

PROPOSED NEW RESIDENCE AND SHED
FOR: D WOODHAM
AT: 3 MORRISON ST, KIMBERLEY 7305

DATE PUBLISHED: 26/11/25
SCALE: 1:250
PAPER: A3
JOB No.: 3MORRI

DRAWING:
PROPOSED SITE PLAN
02

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
86734	149
EDITION	DATE OF ISSUE
5	26-Nov-2025

SEARCH DATE : 10-Mar-2026
SEARCH TIME : 10.56 am

DESCRIPTION OF LAND

Parish of ASHGROVE, Land District of DEVON
Lot 149 on Plan 86734 (formerly being P264)
Derivation : Part of 4218 Acres Gtd. to The Mersey and Deloraine Tramway Co. Ltd.
Prior CT 3210/93

SCHEDULE 1

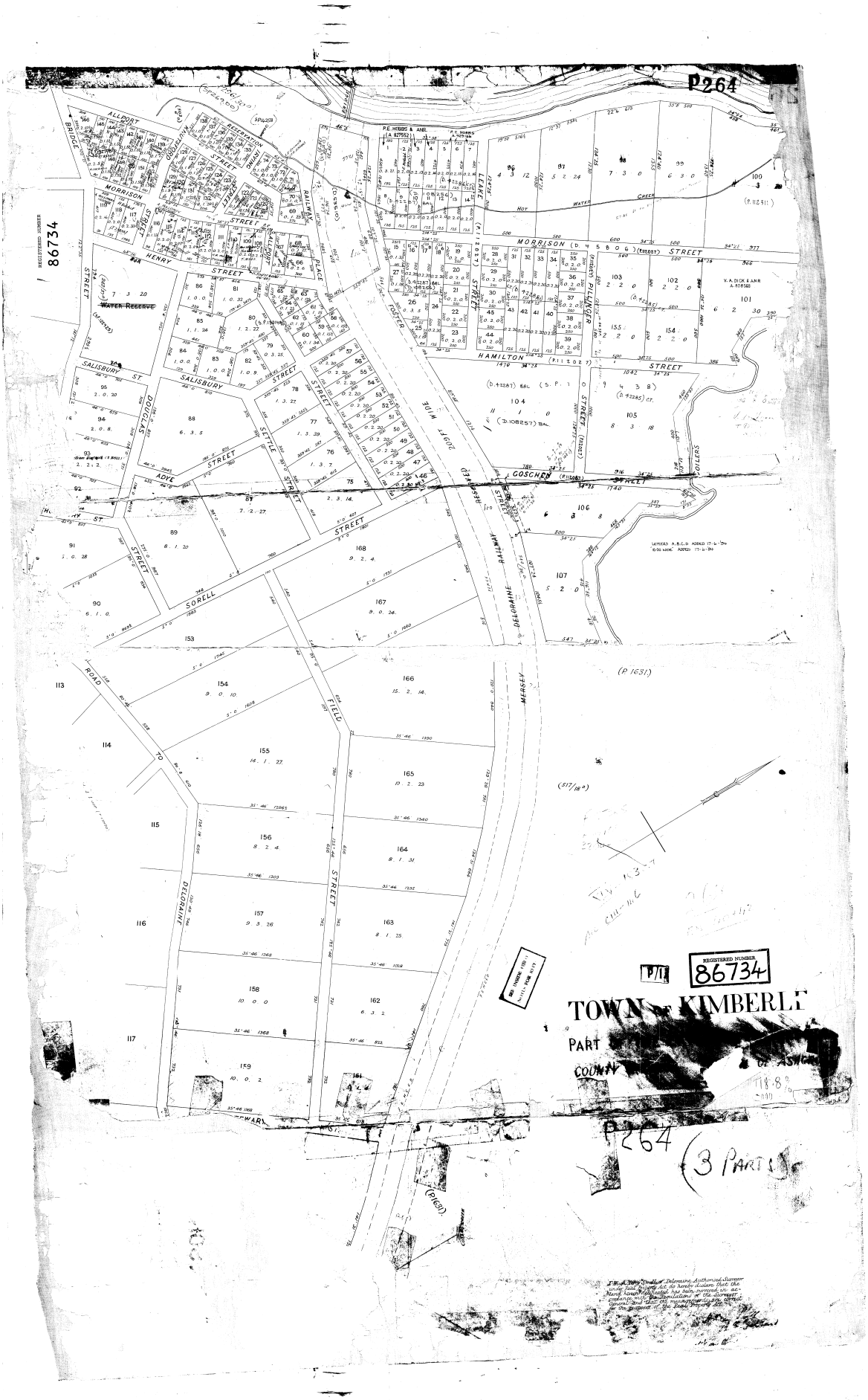
N285781 TRANSFER to NICHOLAS JAMES AYLOTT and LAUREN ANNE THOMSEN Registered 26-Nov-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SUBJECT TO boundary fences conditions as are set forth in Certificate of Title Volume 164 Folio 64
E437201 MORTGAGE to B&E Ltd Registered 26-Nov-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



4 BED- DUAL POD

DRAWING SCHEDULE

Sheet Number	Sheet Name	Current Revision	Current Revision Date
A00	COVER PAGE	A	16/09/2024
A01	FLOOR PLAN	A	16/09/2024
A02	ELEVATIONS 1	A	16/09/2024
A03	ELEVATIONS 2	A	16/09/2024
A04	SECTION A-A	A	16/09/2024
A05	SECTION B-B (BRIDGE)	A	16/09/2024
A06	REFLECTED CEILING PLAN	A	16/09/2024
A07	ROOF PLAN	A	16/09/2024
A08	HYDRAULIC PLAN	A	16/09/2024
A09	GENERAL NOTES / SCHEDULES	A	16/09/2024
A10	RENDER	A	16/09/2024

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AFFORDABLE HOMES
- TAS CITY BUILDING -

BUILDING PERMIT ISSUE

WALL SCHEDULE:

WT1 — 90 x 38 ROLLED FORM GALV. METAL
REFER TO INTERAL WALL LINING SCHEDULE.

REFER TO ELEVATIONS FOR EXTERNAL CLADDING SPECIFICATIONS

Notes:

GENERAL
REFER TO ELEVATIONS FOR EXTERNAL LININGS.
ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.
ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.
ALL THRESHOLD PLATES TO BE COUNTERSUNK.

PAINT:
PAINT FINISH TO ALL WALL & CEILING LININGS

INSULATION REQUIREMENTS:
INSULATION TO BE INSTALLED IN ALL WALLS & CEILINGS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- **WALLS:** R2.5 HD BULK INSULATION + BREATHABLE MEMBRANE
- **CEILING:** R6.0 BULK INSULATION
- **FLOORS:** R2.5 OPTIMO FLOOR BATS

WALL LININGS.
INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
10mm PLASTERBOARD LINING TO ALL WALLS.
10mm MOISTURE RESISTANT PLASTERBOARD OR SUITABLE EQUIVALENT TO BE INSTALLED IN ALL WET AREAS.

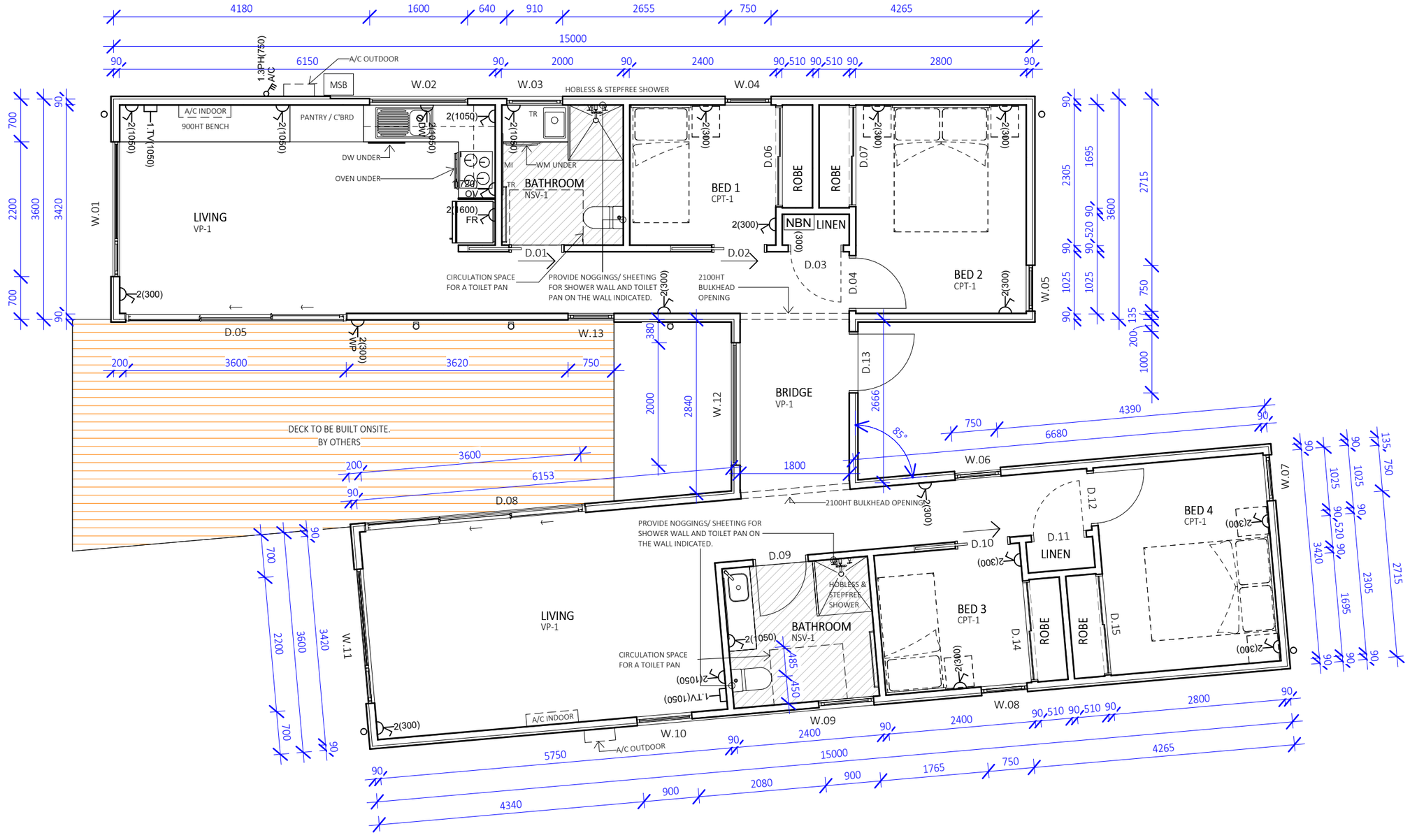
HARDWARE:
CROSS REFERENCE DOOR & WINDOW SCHEDULE WITH DOOR FURNITURE SCHEDULE BY OTHERS.
ALL DOOR HANDLE HARDWARE TO BE MOUNTED TO 1000H UP TO CENTERLINE.

CEILING LININGS:
REFER TO REFLECTED CEILING PLAN FOR ALL CEILING TYPES & SPECIFICATIONS.

FLOOR FINISHES:
- **VP-1:** VINYL PLANK INSTALLED ON UNDERLAY - AS SPECIFIED
- **NSV-1:** NON SLIP VINYL TYPE 1 - AS SPECIFIED
- **CPT-1:** CARPET TYPE 1 INSTALLED ON UNDERLAY - AS SPECIFIED

JOINERY:
REFER TO SUBCONTRACTOR FOR SPECIFICATIONS.

FIXTURES & FITTINGS:
AS SPECIFIED.



1 **FLOOR PLAN**
1 : 70

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AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

REVISION	DATE	DESCRIPTION
A	16/09/2024	BA Revision Changes

PROJECT	4 BED- DUAL POD	PROJECT #	J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A01
DWG	FLOOR PLAN	DRAWN Author / CHKD Checker	ACCREDITED DESIGNER CC 5618 U

ELEVATION SCHEDULE:

GENERAL
ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.

ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL THRESHOLD PLATES TO BE COUNTERSUNK.

CLADDING TYPE (C1):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm SMOOTH TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON 35mm TIMBER BATTENS.
FINISH: DULUX® WEATHERSHEILD® GLOSS.
COLOUR: 'COLORBOND® MONUMENT®'

CLADDING TYPE (C2):
JAMES HARDIE™ EASYLAP™ PANEL.
TYPE: 8.5mm SMOOTH TEXTURE
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: DULUX® WEATHERSHEILD® GLOSS.
COLOUR: 'COLORBOND® NIGHT SKY®'

CLADDING TYPE (C3):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm GRAINED TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: PAINT - INTERGRAIN® ULTRA DECK TIMBER STAIN.
COLOUR: LIGHT OAK.

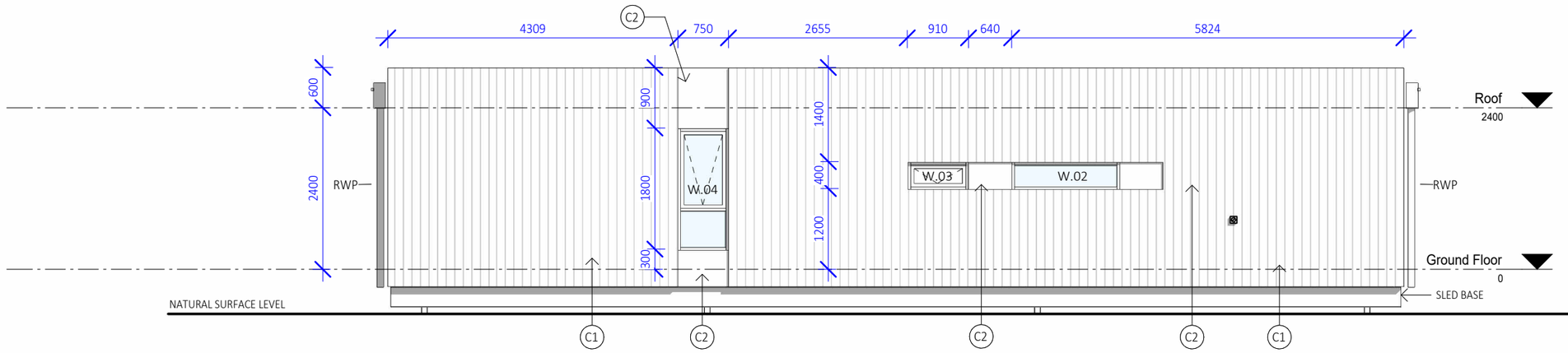
WINDOWS / DOORS:
ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL EXTERNAL DOORS TO BE WEATHER STRIPPED.

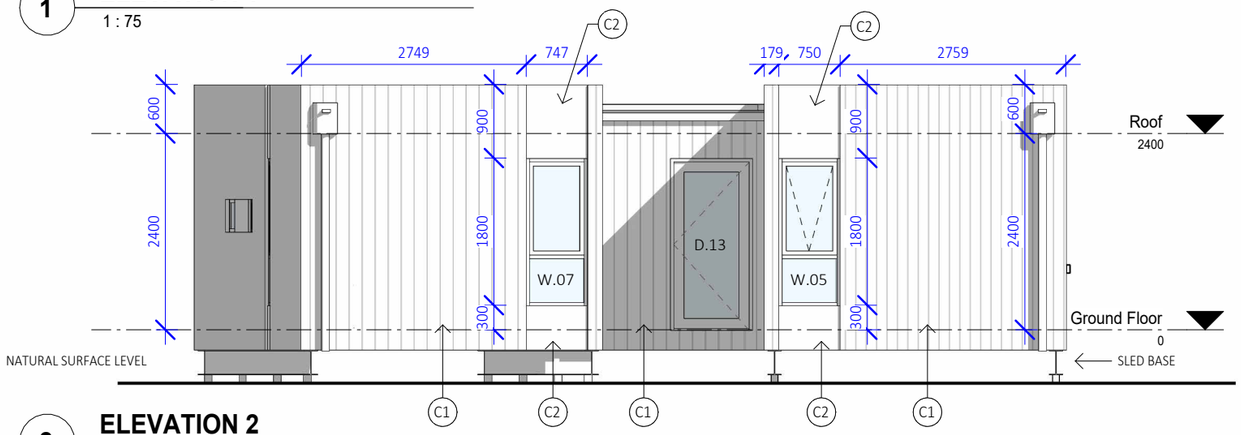
ALL FLASHINGS & FIXINGS TO MANUFACTURER'S SPECIFICATIONS.

ALL GLASS TO CONFORM TO NCC VOL 2. PART 3.6. & AS1288. INSTALLATION OF GLAZING TO BE IN ACCORDANCE WITH AS2047.

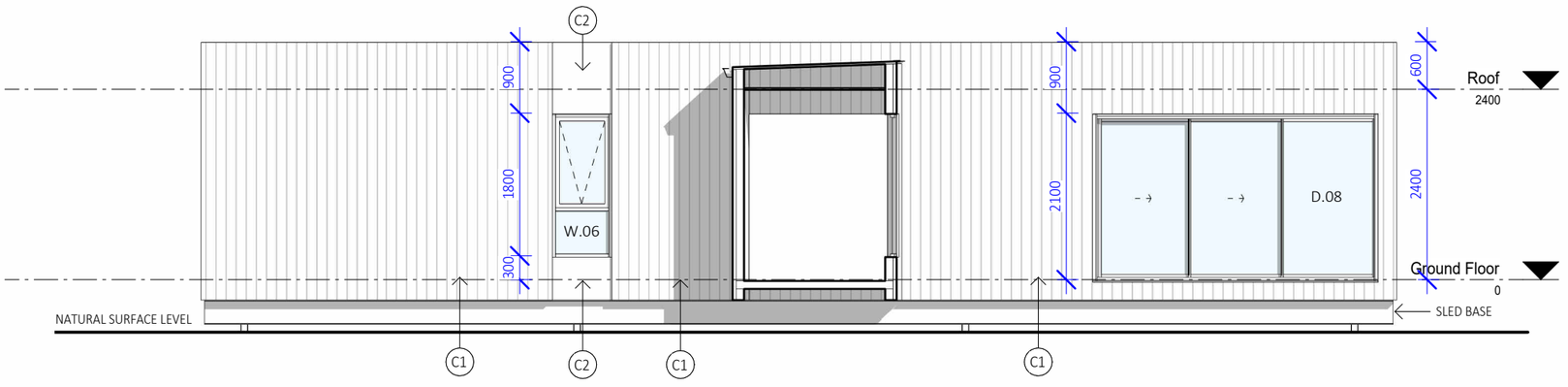
THERMAL BREAK
A WALL THAT HAS LIGHTWEIGHT EXTERNAL CLADDING SUCH AS WEATHERBOARDS,FIBRE-CEMENT OR METAL SHEETING FIXED TO THE METAL FRAME; AND DOES NOT HAVE A WALL LINING OR HAS A WALL LINING THAT IS FIXED DIRECTLY TO THE METAL FRAME MUST HAVE A THERMAL BREAK, CONSISTING OF A MATERIAL WITH AN A-VALUE OF NOT LESS THAN 0.2, INSTALLED BETWEEN THE EXTERNAL CLADDING AND THE METAL FRAME. A THERMAL BREAK MAY BE PROVIDED BY MATERIALS SUCH AS TIMBER BATTENS, PLASTIC STRIPS OR POLYSTYRENE INSULATION SHEETING.
THE MATERIAL USED AS A THERMAL BREAK MUST SEPARATE THE METAL FRAME FROM THE CLADDING AND ACHIEVE THE SPECIFIED A-VALUE.EXPANDED POLYSTYRENE STRIPS OF NOT LESS THAN 12 MM THICKNESS AND TIMBER OF NOT LESS THAN 20 MM THICKNESS ARE DEEMED TO ACHIEVE AN A-VALUE OF NOT LESS THAN 0.2. THE A-VALUE OF THE THERMAL BREAK IS NOT INCLUDED WHEN CALCULATING THE TOTAL R-VALUE OF THE WALL, IF THE THERMAL BREAK IS ONLY APPLIED TO THE METAL FRAME.



1 **ELEVATION 1**
1 : 75



2 **ELEVATION 2**
1 : 75



3 **ELEVATION 3**
1 : 75

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AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

A	16/09/2024	BA Revision Changes
REVISION	DATE	DESCRIPTION

PROJECT	4 BED- DUAL POD		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A02
DWG	ELEVATIONS 1	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

ELEVATION SCHEDULE:

GENERAL
ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.

ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL THRESHOLD PLATES TO BE COUNTERSUNK.

CLADDING TYPE (C1):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm SMOOTH TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON 35mm TIMBER BATTENS.
FINISH: DULUX® WEATHERSHEILD® GLOSS.
COLOUR: 'COLORBOND® MONUMENT®'

CLADDING TYPE (C2):
JAMES HARDIE™ EASYLAP™ PANEL.
TYPE: 8.5mm SMOOTH TEXTURE
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: DULUX® WEATHERSHEILD® GLOSS.
COLOUR: 'COLORBOND® NIGHT SKY®'

CLADDING TYPE (C3):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm GRAINED TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: PAINT - INTERGRAIN® ULTRA DECK TIMBER STAIN.
COLOUR: LIGHT OAK.

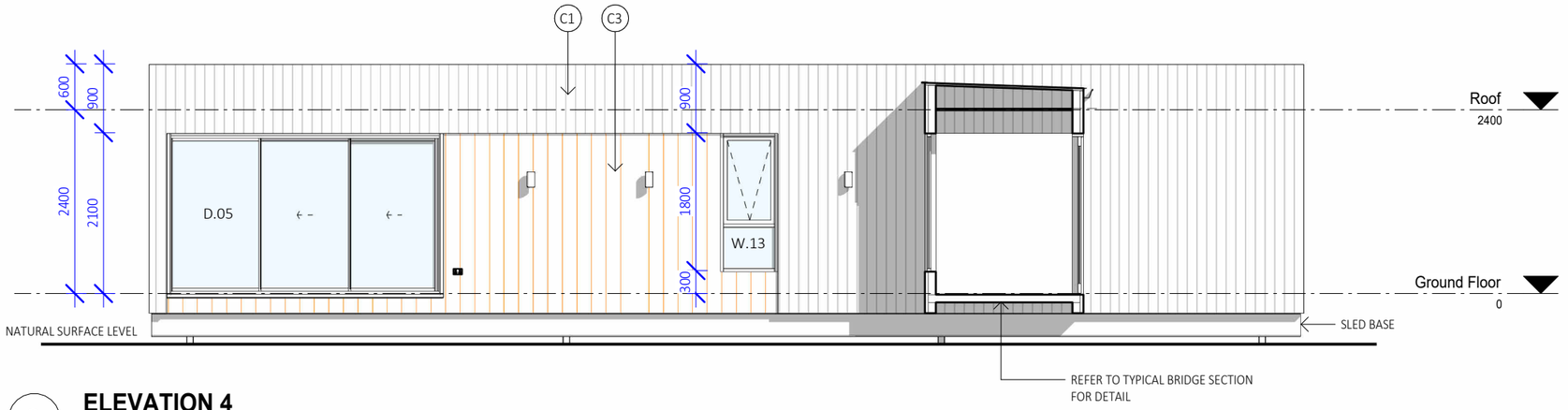
WINDOWS / DOORS:
ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL EXTERNAL DOORS TO BE WEATHER STRIPPED.

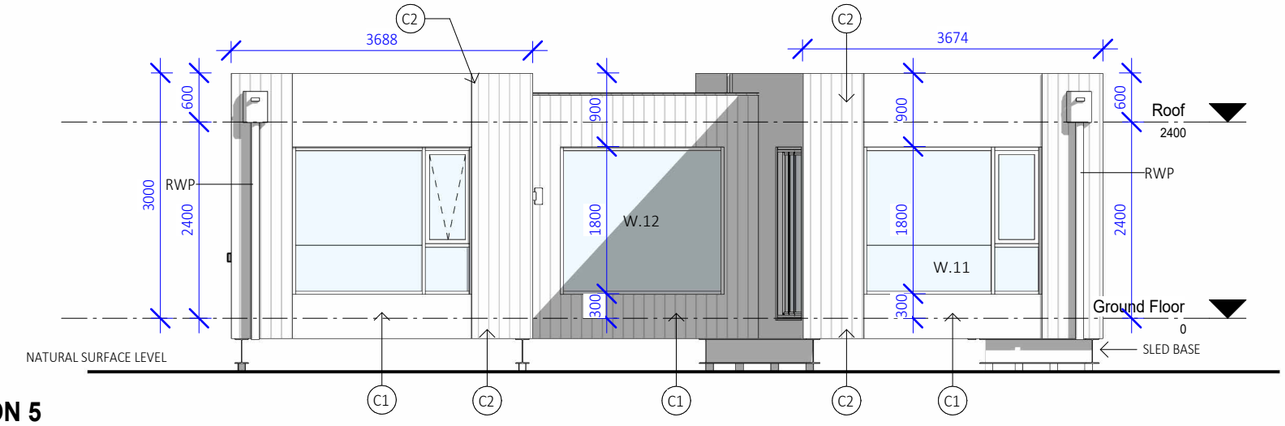
ALL FLASHINGS & FIXINGS TO MANUFACTURER'S SPECIFICATIONS.

ALL GLASS TO CONFORM TO NCC VOL 2. PART 3.6. & AS1288. INSTALLATION OF GLAZING TO BE IN ACCORDANCE WITH AS2047.

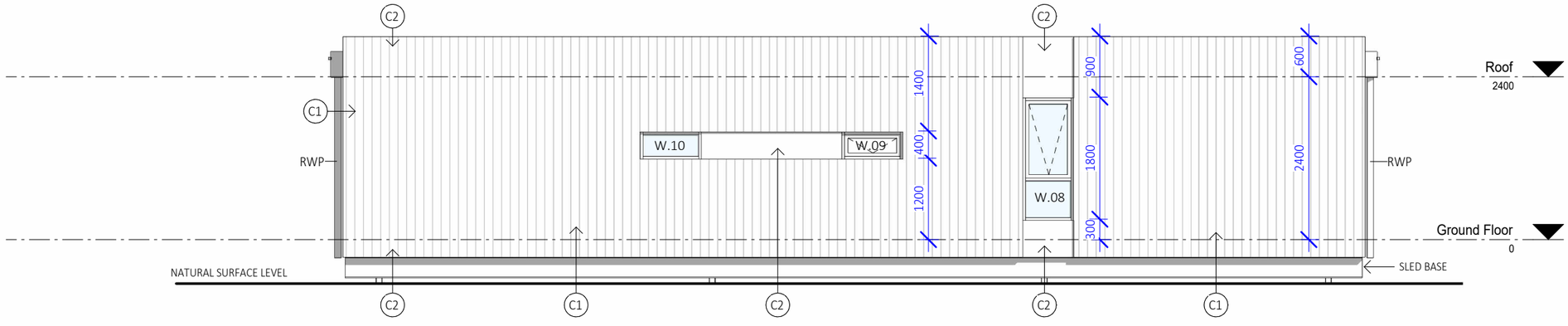
THERMAL BREAK
A WALL THAT HAS LIGHTWEIGHT EXTERNAL CLADDING SUCH AS WEATHERBOARDS,FIBRE-CEMENT OR METAL SHEETING FIXED TO THE METAL FRAME; AND DOES NOT HAVE A WALL LINING OR HAS A WALL LINING THAT IS FIXED DIRECTLY TO THE METAL FRAME MUST HAVE A THERMAL BREAK, CONSISTING OF A MATERIAL WITH AN A-VALUE OF NOT LESS THAN 0.2, INSTALLED BETWEEN THE EXTERNAL CLADDING AND THE METAL FRAME. A THERMAL BREAK MAY BE PROVIDED BY MATERIALS SUCH AS TIMBER BATTENS, PLASTIC STRIPS OR POLYSTYRENE INSULATION SHEETING.
THE MATERIAL USED AS A THERMAL BREAK MUST SEPARATE THE METAL FRAME FROM THE CLADDING AND ACHIEVE THE SPECIFIED A-VALUE.EXPANDED POLYSTYRENE STRIPS OF NOT LESS THAN 12 MM THICKNESS AND TIMBER OF NOT LESS THAN 20 MM THICKNESS ARE DEEMED TO ACHIEVE AN A-VALUE OF NOT LESS THAN 0.2. THE A-VALUE OF THE THERMAL BREAK IS NOT INCLUDED WHEN CALCULATING THE TOTAL R-VALUE OF THE WALL, IF THE THERMAL BREAK IS ONLY APPLIED TO THE METAL FRAME.



3 **ELEVATION 4**
1 : 75



1 **ELEVATION 5**
1 : 75



2 **ELEVATION 6**
1 : 75

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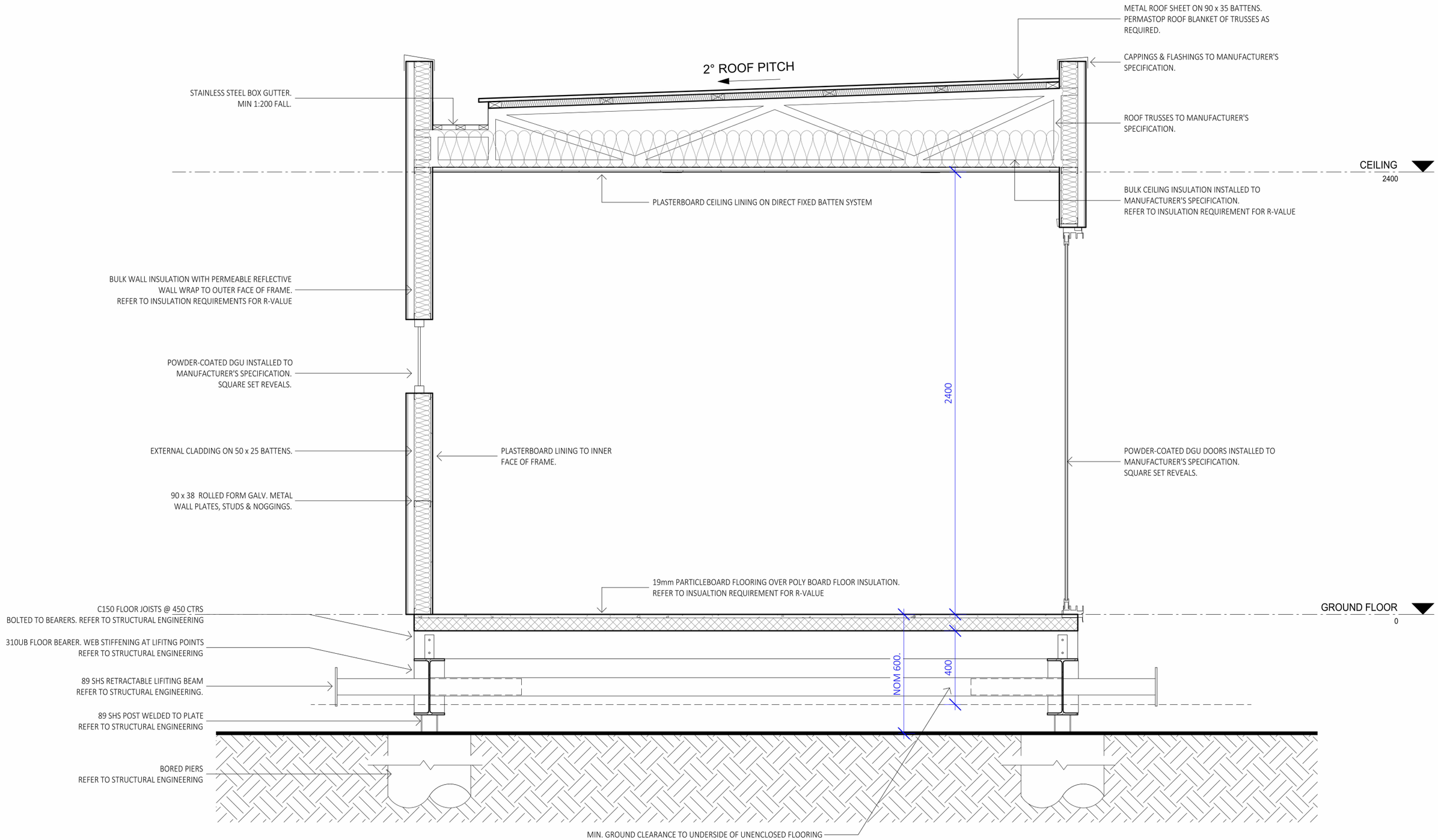
AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

REVISION	DATE	DESCRIPTION
A	16/09/2024	BA Revision Changes

PROJECT	4 BED- DUAL POD		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A03
DWG	ELEVATIONS 2	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U



1 SECTION A-A

1 : 20

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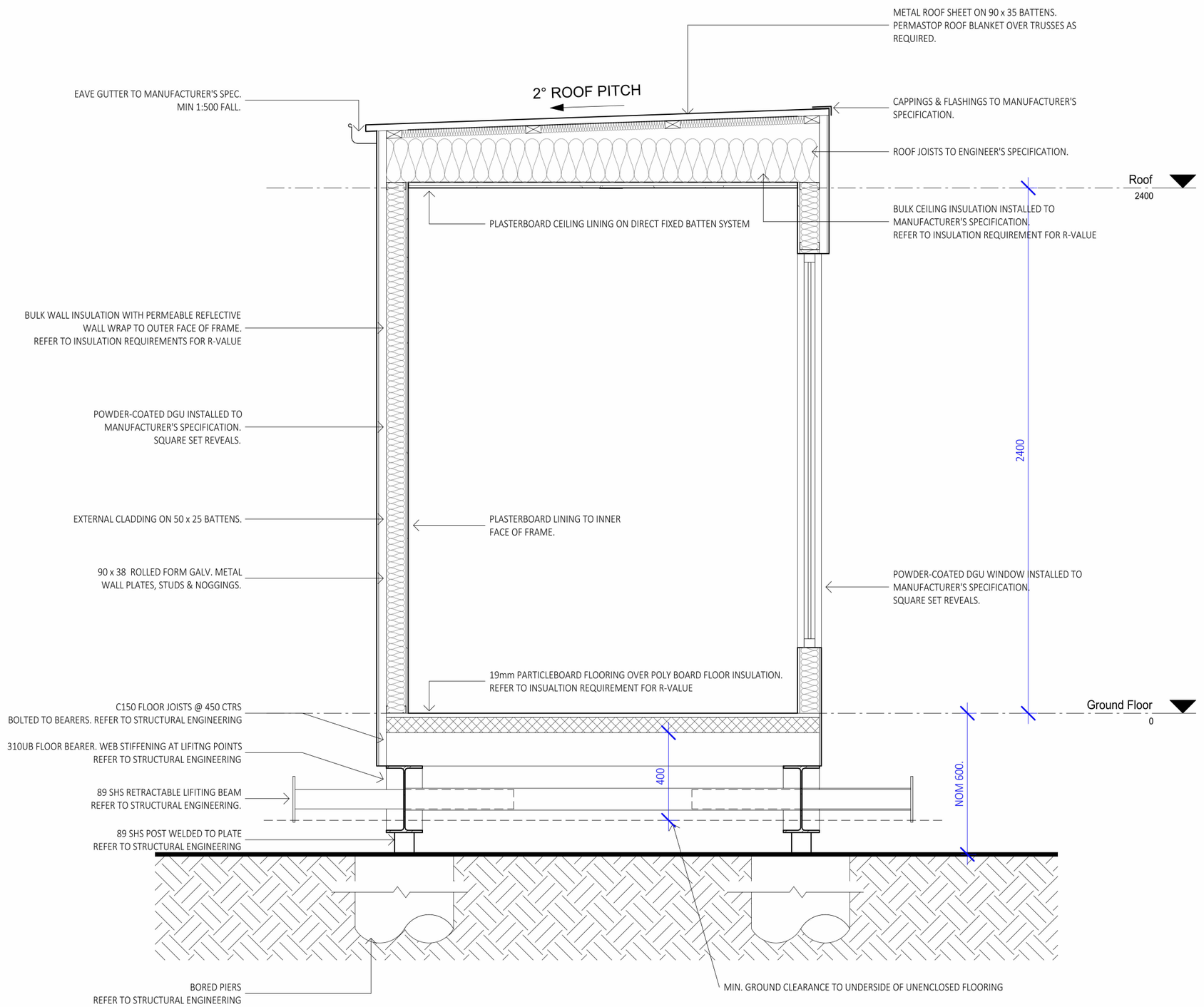
AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.2 0.4 0.6 0.8 1.0m

REVISION	DATE	DESCRIPTION
A	16/09/2024	BA Revision Changes

PROJECT	4 BED- DUAL POD		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE	DWG # A04
DWG	SECTION A-A	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U



1 SECTION B-B (BRIDGE)

1 : 20

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AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.2 0.4 0.6 0.8 1.0m

REVISION	DATE	DESCRIPTION
A	16/09/2024	BA Revision Changes

PROJECT	4 BED- DUAL POD			PROJECT #	J007737
CLIENT	TCB PORTABLE HOMES		SCALE	DWG #	A05
DWG	SECTION B-B (BRIDGE)	DRAWN Author CHKD Checker		ACCREDITED DESIGNER CC 5618 U	

REFLECTED CEILING SCHEDULE

CF-1: 10mm PLASTERBOARD CEILING LINING. INSTALLED ON 16mm DIRECT FIX BATTEN SYSTEM TO MANUFACTURER'S SPECIFICATION. PAINT FINISH

CH 2700 FINISHED CEILING LEVEL (mm)

NOTE: ALL LOCATIONS OF SWITCHES & LIGHT FIXTURES TO BE CONFIRMED ON SITE WITH CLIENT.

MULTIPLE LIGHT SWTICH

SINGLE LIGHT SWTICH (2w = 2 WAY SWITCH)

S.A SMOKE ALARMS MUST BE HARDWIRED WITH BATTERY BACKUP TO COMPLY WITH PART 3.7.2 OF THE NCC 2019.
ALL SMOKE ALARMS MUST BE INTERCONNECTED & LOCATED ON THE CEILINGS.

DL RECESSED LED DOWNLIGHT (11w)

IXL TASTIC COMBINATION LIGHT.
FAN, HEAT & LIGHT UNIT (3 LAMP)
2x 275W HEAT LAMPS (NOT INCL. IN CALC).
1x 6W LED CENTRE LIGHT.

R2.5 ACOUSTIC SOUND INSULATION IN WALLS (SHOWN DASHED)

WIRING

Notes:

ALL FANS (INCLUDING KITCHEN RANGEHOOD) VENTED TO OUTSIDE VIA EAVES AND FITTED WITH BACKDRAUGHT DAMPERS / SHUTTERS.

CORNICE:
ALL CEILING CORNICES TO BE SQUARE SET

DIMMER SWITCHES TO BE INSTALLED ON LIGHTS IN BEDROOMS & LIVING.

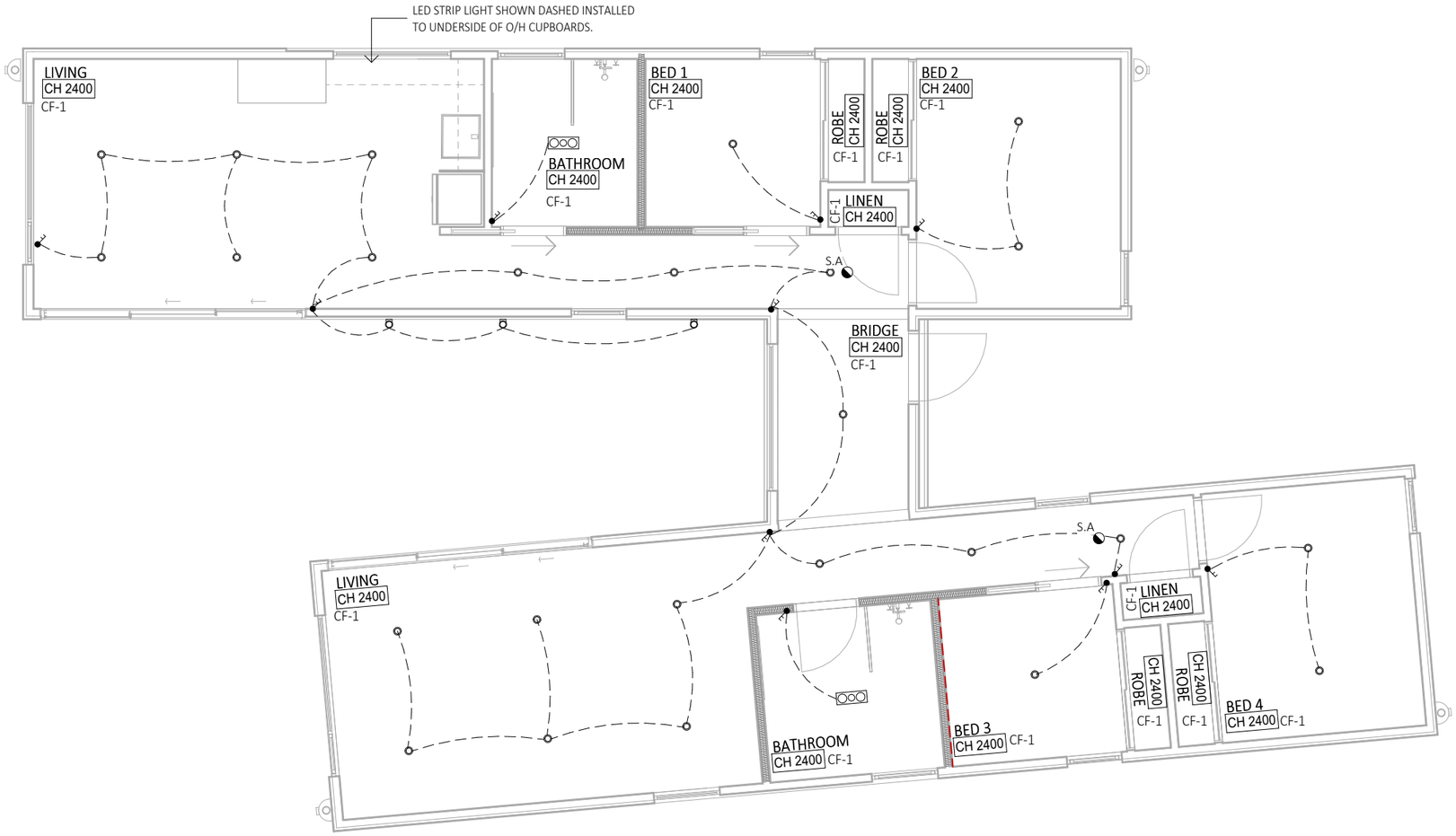
R5.0 CEILING INSULATION TO ALL CEILINGS

LIGHTING EFFICIENCY TABLE:

ALLOWANCE = **5w Per m2**

Floor area = 103m2
Lighting wattage total = 221w

Lighting wattage per m2 = **2.15w/m2**



1 REFLECTED CEILING PLAN

1 : 75

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AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

REVISION	DATE	DESCRIPTION
A	16/09/2024	BA Revision Changes

PROJECT	4 BED- DUAL POD		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A06
DWG	REFLECTED CEILING PLAN	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

ROOF PLAN SCHEDULE:

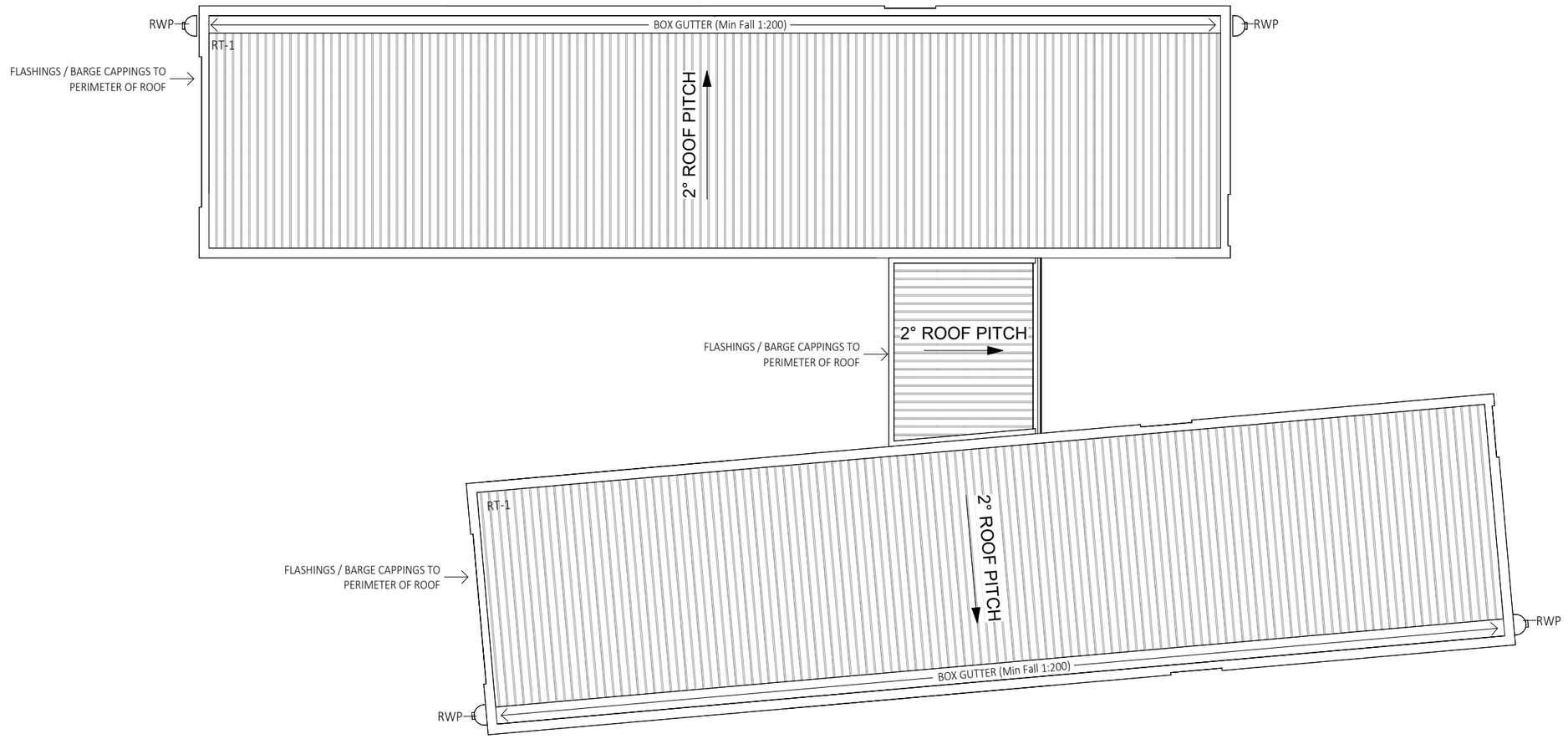
ALL ROOF SHEETING, GUTTERING, DOWNPIPES & CAPPINGS / FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ROOF TYPE: (RT- 1)
LYSAGHT® TRIMDEK® 0.48BMT.
REFER TO ROOF PLAN FOR ROOF PITCH
ROOF COLOUR:
COLOURBOND® FINISH. COLOUR: MONUMENT.

GUTTER TYPE:
FOLDED STAINLESS STEEL BOX GUTTER
MINIMUM DIMENSION 300W X 100D
GUTTER COLOUR:
STAINLESS STEEL

RWP TYPE:
MIN. 90mm uPVC DOWNPIPES.

FLASHINGS / CAPPINGS:
FLAHSINGS & CAPPINGS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
COLOUR: TO MATCH ROOF



1 ROOF PLAN
1 : 75

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AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

REVISION	DATE	DESCRIPTION
A	16/09/2024	BA Revision Changes

PROJECT	4 BED- DUAL POD		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A07
DWG	ROOF PLAN	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

HYDRAULIC SCHEDULE / NOTES:

Pipe Diameters - UPVC

1:	Kitchen Sink / Dishwasher	50mm
2:	Vanity Basin	40mm
3:	Toilet	100mm
4:	Shower	50mm
5:	Bath	40mm
6:	Trough / Washing Machine	50mm
FWG:	Floor Waste Gully	40mm
RWP:	90Ø Downpipe - Refer Roof Plan	90mm

SITE SPECIFIC:

ORG:	Overflow Reflief Gully
I.O.	Inspection Opening

INSTALL OVERFLOW RELIEF GULLIES, RODDING END, STORMWATER, OVERFLOWS, INSPECTION OPENINGS AND EFFLUENT VENTS AS REQUIRED BY THE NCC AND LOCAL STATUTORY REGULATION.

ALL DRAINAGE AND OVERFLOWS TO COMPLY WITH AS/NZS3500

THE CONTRACTOR MUST LOCATE THE PROPERTY CONNECTIONS POINTS TO THE MAINS TO VERIFY THAT THEIR POSITIONS AND DEPTHS ARE AS SHOWN.

INSTALLATION OF ORG IS TO COMPLY WITH AUSTRALIAN STANDARDS, MINIMUM HEIGHT BELOW LOWEST FIXTURE + 150mm MIN. HEIGHT ABOVE SURROUNDING GROUND FINISHED SURFACE LEVEL = 75mm.

COLD WATER SUPPLY OPERATING PRESSURE AT ANY OUTLET WITH A BUILDING MUST NOT EXCEED 500KPA

ANY GRATED DRAINS AND ANY SOAKAGE DRAINS TO BE CONNECTED TO THE STORMWATER SYSTEM VIA A PIT.

PITS ARE TO BE INSTALLED TO THE LOW SIDE OF THE PROPOSED DEVELOPMENT, CAR PARKING AREAS TO BE DRAINED TO EXISTING STORMWATER

DRIVE TO BE SUITABLY DRAINED TO STORMWATER PITS & CONNECTED TO MAINS

WATERPROOFING

DUNLOP WATER BASED ACRYLIC POLYURETHANE MEMBRANE OR SIMILAR APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION TO FLOORS AND FLOOR/WALL JUNCTIONS. DUNLOP SHOWER WATERPROOFING OR SIMILAR WITH REINFORCING MAT, PRIMER, NEUTRAL CURE SILICONE AND MEMBRANE APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION TO TILED SHOWER AREAS WATERPROOF TAP/MIXER AND SPOUT PENETRATIONS WITH 'WATERBAR' TAP PENETRATION FLANGE OR SIMILAR AND SILICONE 150MM MINIMUM HIGH CERAMIC TILED SPLASHBACK FOR EXTEND OF SINK, BATH OR TROUGH WHEN VESSEL IS WITHIN 75MM OF A WALL.

HEATED WATER PIPES TO USE THERMAL INSULATION AS PER AS/NZS4859.1

PIPING WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR ROOF SPACE:
A) ALL FLOW AND RETURN PIPING
B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500MM OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.45.

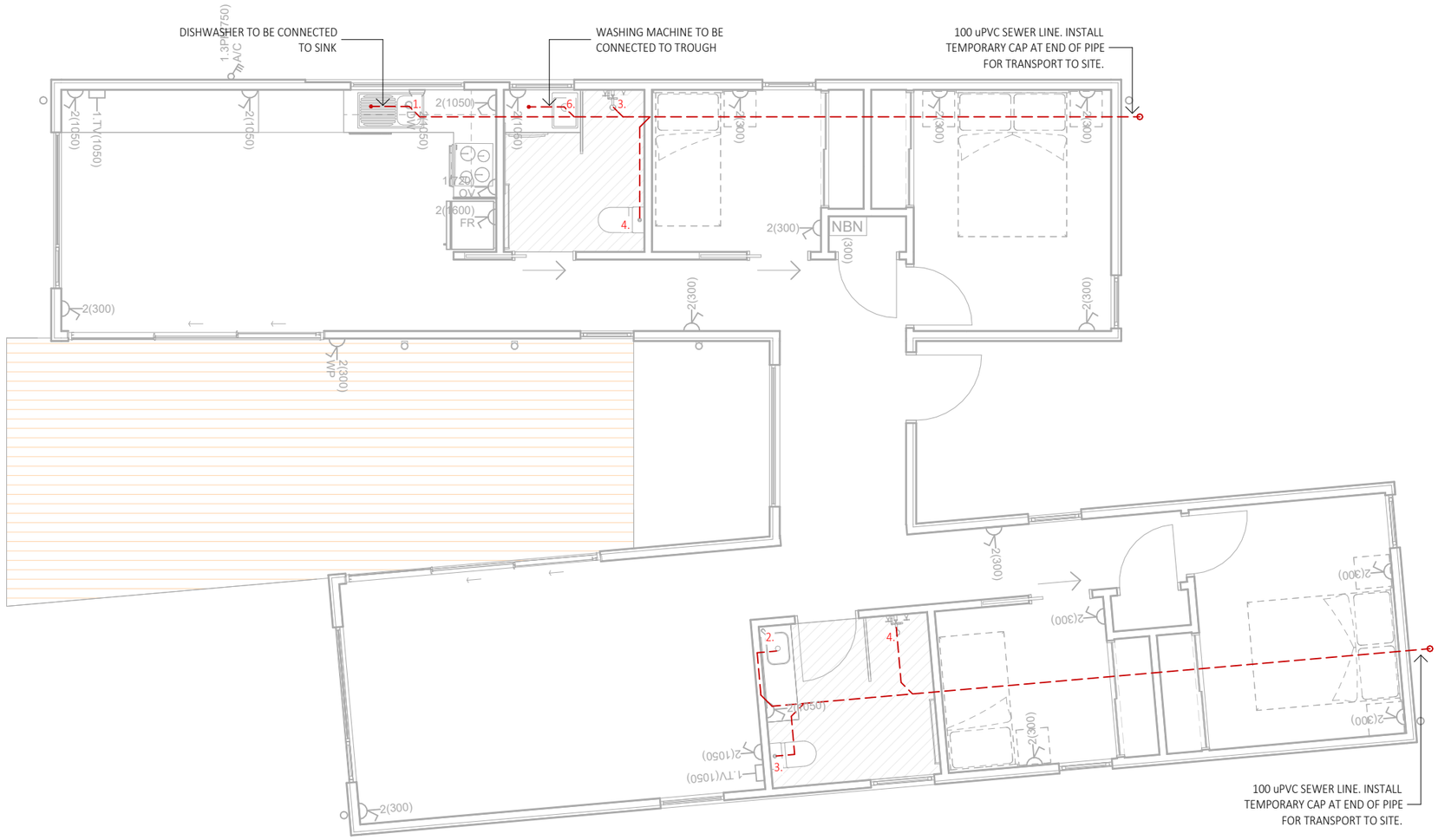
PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE:
A) ALL FLOW AND RETURN PIPING
B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500MM OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6.

ALL WORKS TO BE CARRIED OUT BY A LICENSED PLUMBER, PLUMBER / BUILDER TO TAKE LEVELS PRIOR TO CONSTRUCTION TO ENSURE DRAINAGE LINES CAN BE CONNECTED TO LEGAL POINTS OF DISCHARGE (CONNECTION POINTS)

COLD WATER SUPPLY LINE FROM METER TO HOUSE
TO BE 25mm DIA.
ALL COLD WATER BRANCHES TO BE 16mm DIA.
HOT WATER MAIN LINE TO BE 20mm DIA.
ALLHOT WATER BRANCHES TO 16mm DIA.

VACUUM BREAKER BACK FLOW DEVICES TO FITTED TO ALL OUTSIDE TAPS

HOT WATER SYSTEM PIPING TO BE THERMALLY INSTALLED TO ACHIEVE MIN. R-VALUES FOR ENERGY EFFICIENT PERFORMANCE.



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AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

A	16/09/2024	BA Revision Changes
REVISION	DATE	DESCRIPTION

PROJECT	4 BED- DUAL POD		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A08
DWG	HYDRAULIC PLAN	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

LOCATION OF NOGGINGS OR SHEETING IN THE BATHROOM

Table 3.8.1.1 Waterproofing and water resistance requirements for building elements in wet areas

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (enclosed and unenclosed)					
With hob With step-down Without hob or step-down	*Waterproof* floor in *shower area* (including any hob or step-down)	(a) *Waterproof* all walls in *shower area* to a height the greater of— (i) not less than 150 mm above floor substrate; or (ii) not less than 25 mm above maximum retained water level; and (b) *Water resistant* walls in *shower area* to not less than 1800 mm above finished floor level of the shower.	*Waterproof* wall junctions within *shower area*.	*Waterproof* wall / floor junctions within *shower area*.	*Waterproof* penetrations in *shower area*.
With preformed shower base	N/A	*Water resistant* walls in *shower area* to not less than 1800 mm above finished floor level of the shower.	*Waterproof* wall junctions within *shower area*.	*Waterproof* wall / floor junctions within *shower area*.	*Waterproof* penetrations in *shower area*.
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring For timber floors including particleboard, plywood and other timber based flooring materials	*Water resistant* floor of the room. *Waterproof* floor of the room	N/A	N/A	*Waterproof* wall / floor junctions	N/A
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel*.	*Water resistant* wall / floor junctions for the extent of the *vessel*.	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel*.	*Water resistant* wall / floor junctions for the extent of the *vessel*.	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) *Waterproof* shelf area, incorporating waterstop under the bath lip. (b) No	(a) *Waterproof* to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a) *Waterproof* junctions within 150 mm above bath or spa; and (b) No	N/A	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
	requirement under bath.		requirement under bath		
Other areas					
Laundries and WCs	*Water resistant* floor of the room	N/A	N/A	*Water resistant* wall / floor junctions.	N/A
Walls adjoining other *vessels* (e.g. sink, basin or laundry tub	N/A	*Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall.	*Waterproof* wall junctions where a *vessel* is fixed to a wall.	N/A	*Waterproof* tap and spout penetrations where they occur in surfaces *required* to be *waterproof* or *water resistant*.

Door Schedule

Mark	Rough Opening (HxW)	Leaf Size (HxW)	Operation	Comments
01	2100 x 900		CAVITY SLIDER	35mm HOLLOW-CORE DOOR
02	2100 x 900		CAVITY SLIDER	35mm HOLLOW-CORE DOOR
03	2100 x 900	2040 x 820	HINGED	35mm HOLLOW-CORE DOOR
04	2100 x 900	2040 x 820	HINGED	35mm HOLLOW-CORE DOOR
05	2100 x 3600		DSTACK	DGU, POWDER-COATED ALUMINIUM
06	2400 x 1050		SLIDING ROBE	ROBE DOOR WITH ALUMINIUM TRACK
07	2400 x 1050		SLIDING ROBE	ROBE DOOR WITH ALUMINIUM TRACK
08	2100 x 3600		DSTACK	DGU, POWDER-COATED ALUMINIUM
09	2100 x 900	2040 x 820	HINGED	35mm HOLLOW-CORE DOOR
10	2100 x 900		CAVITY SLIDER	35mm HOLLOW-CORE DOOR
11	2400 x 900	2340 x 820		35mm HOLLOW-CORE DOOR
12	2100 x 900	2040 x 820	HINGED	35mm HOLLOW-CORE DOOR
13	2100 x 1000	2040 x 920	HINGED	35mm HOLLOW-CORE DOOR
14	2400 x 1050		SLIDING ROBE	ROBE DOOR WITH ALUMINIUM TRACK
15	2400 x 1050		SLIDING ROBE	ROBE DOOR WITH ALUMINIUM TRACK

Window Schedule

Mark	Height x Width	Operation	Comments
01	1800 x 2200	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
02	400 x 1600	Fix	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
03	400 x 910	Awn	DGU, POWDER-COATED ALUMINIUM,FROSTED GLASS, SQUARE SET
04	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
05	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
06	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
07	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
08	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
09	400 x 900	Awn	DGU, POWDER-COATED ALUMINIUM,FROSTED GLASS, SQUARE SET
10	400 x 900	Fix	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
11	1800 x 2200	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
12	1800 x 2000		DGU, POWDER-COATED ALUMINIUM, SQUARE SET
13	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET

Figure 6.2f: **Location of noggings for a wall behind a toilet pan**

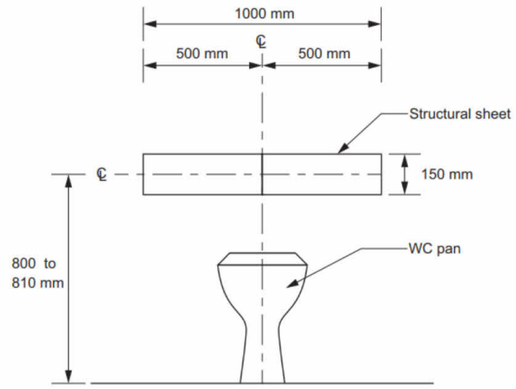


Figure 6.2g: **Location of sheeting for a wall behind a toilet pan**

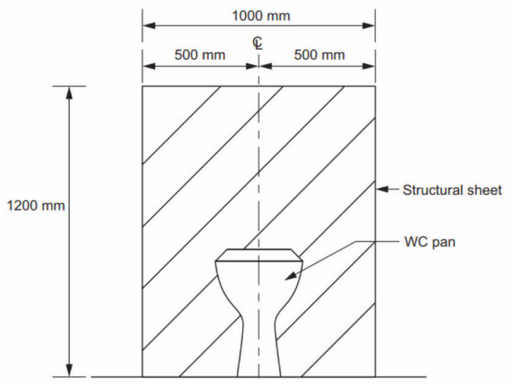


Figure 6.2d: **Location of sheeting for shower walls**

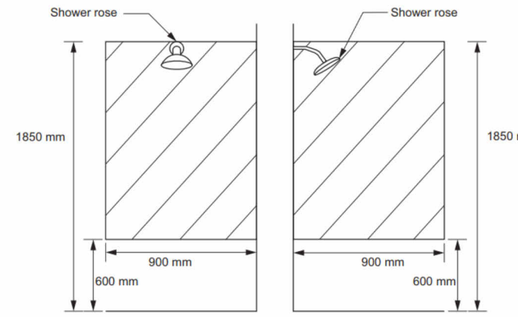


Figure 6.2c: **Location of noggings for shower walls**

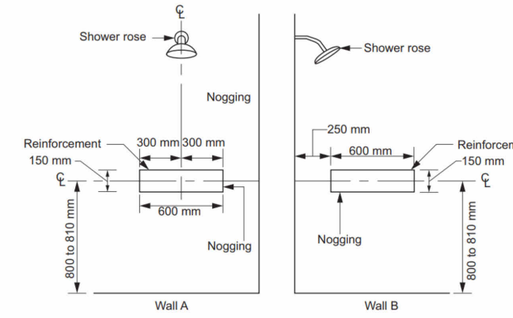
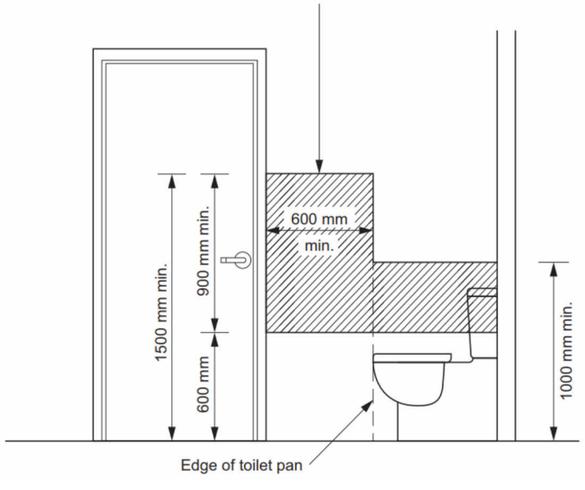


Figure 6.2e: **Minimum extent of sheeting for wall adjacent to a toilet pan**

Minimum extent of structural sheeting clear of any door frame, window frame or wall opening



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AFFORDABLE HOMES
- TAS CITY BUILDING -

REVISION	DATE	DESCRIPTION
A	16/09/2024	BA Revision Changes

PROJECT	4 BED- DUAL POD		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE	DWG # A09
DWG	GENERAL NOTES / SCHEDULES	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

4 BED- DUAL POD RENDER

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AFFORDABLE HOMES
- TAS CITY BUILDING -

DWG NO.	DRAWING	REV
S200	COVER PAGE	04
S201	MODULE 2 FOOTING PLAN	04
S202	MODULE 2 FLOOR FRAMING PLAN	04
S203	STRUCTURAL DETAILS	04
S204	STRUCTURAL NOTES	04
SCH01	WORKPLACE HEALTH & SAFETY NOTES	04
SCH02	WORKPLACE HEALTH & SAFETY NOTES	04

IMPORTANT
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS AND ASSOCIATED DOCUMENTATION PREPARED BY THE ARCHITECT OR BUILDING DESIGNER AND THE RELEVANT SUB-CONSULTANTS

BASE DRAWING(S) PREPARED AND PROVIDED BY S GROUP

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS

THIS DESIGN IS INTENDED TO BE BUILT ONLY ONCE AND ONLY ON THE SITE THAT THE DESIGN WAS PREPARED FOR

LANDSLIDE HAZARD BAND:
N/A

BAL ASSESSMENT: (AS 3959-2018)	BAL 29 (MAX)
ACID SULFATE SOILS: (AS 2870-2011 SECTION 5.5)	N/A
SITE CLASSIFICATION: (AS 2870-2011)	TBA
WIND CLASSIFICATION: (AS 4055-2021)	N3 (MAX)

SNOW AND ICE ACTIONS:
(AS 1170.3-2003)
$s_{g(1/20)}$ = N/A kPa
$s_{g(1/150)}$ = N/A kPa

FOR CONSTRUCTION

Exceed Engineering
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NORTH

PORTABLE HOMES ENGINEERING - 15m

VARIOUS ADDRESSES

TAS CITY BUILDING

SCALE: **(A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	07/07/2022
02	FOR REVIEW	07/02/2025
03	FOR CONSTRUCTION	04/03/2025
04	ADDED LIFTING BEAMS	25/07/2025

ISSUED BY: **JNg**
DRAWN BY: **JNg**
APPROVED BY:

COVER PAGE

DWG: **S200** REV: **04**

PROJECT: **EE403-02**

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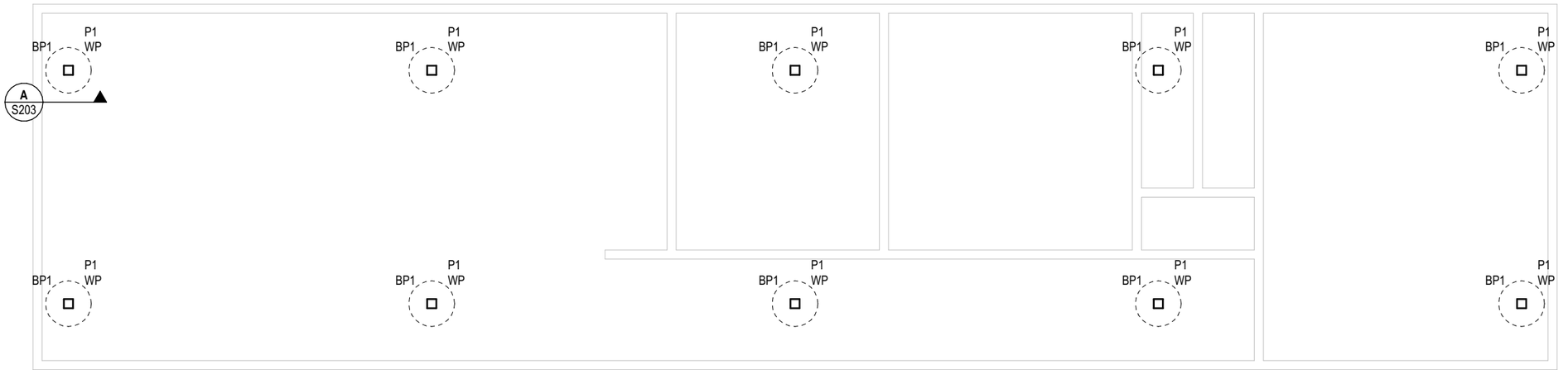

IMPORTANT
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SITE CLASSIFICATION: TBA

WIND CLASSIFICATION: N3 MAX

LEGEND

BP1: BORED PIER;
450Ø BORED PIER

P1: POST;
89 × 89 × 5 SHS

WP: WELD PLATE;
10PL 4N12 ANCHORS

CONCRETE

GRADE: N32
SLUMP: 80mm
BLINDING: N15

SURFACE PREPARATION
STRIP OFF EXISTING HARD SURFACES, TOP SOIL AND VEGETATION AS REQUIRED FOR NEW WORKS. PROOF ROLL SUBGRADE.

DISTURBED SOIL
INSTALL 450Ø BORED PIERS (MINIMUM 2000 DEEP REINFORCED WITH 1-N16 CENTRAL) WHERE SOIL HAS BEEN DISTURBED AND FAILS TO MEET 100kPa BEARING CAPACITY AND/OR WHERE TREE ROOTS ARE PRESENT

SLAB & FOOTING PREPARATION
POUR SLAB ON FORTECON MEMBRANE AND MIN 30mm SAND BLINDING. SLAB AND FOOTINGS TO BE INSPECTED BY AN ENGINEER OR APPROVED PERSON PRIOR TO CONCRETE POUR.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

SLAB & FOOTING PLAN
1:50

FOR CONSTRUCTION

0m 500mm 2.5m

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NORTH

PORTABLE HOMES ENGINEERING - 15m

VARIOUS ADDRESSES

TAS CITY BUILDING

SCALE: **1:50 (A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	07/07/2022
02	FOR REVIEW	07/02/2025
03	FOR CONSTRUCTION	04/03/2025
04	ADDED LIFTING BEAMS	25/07/2025

ISSUED BY: **JNg**
DRAWN BY: **JNg**
APPROVED BY:

MODULE 2 FOOTING PLAN

DWG: **S201** REV: **04**

PROJECT: **EE403-02**

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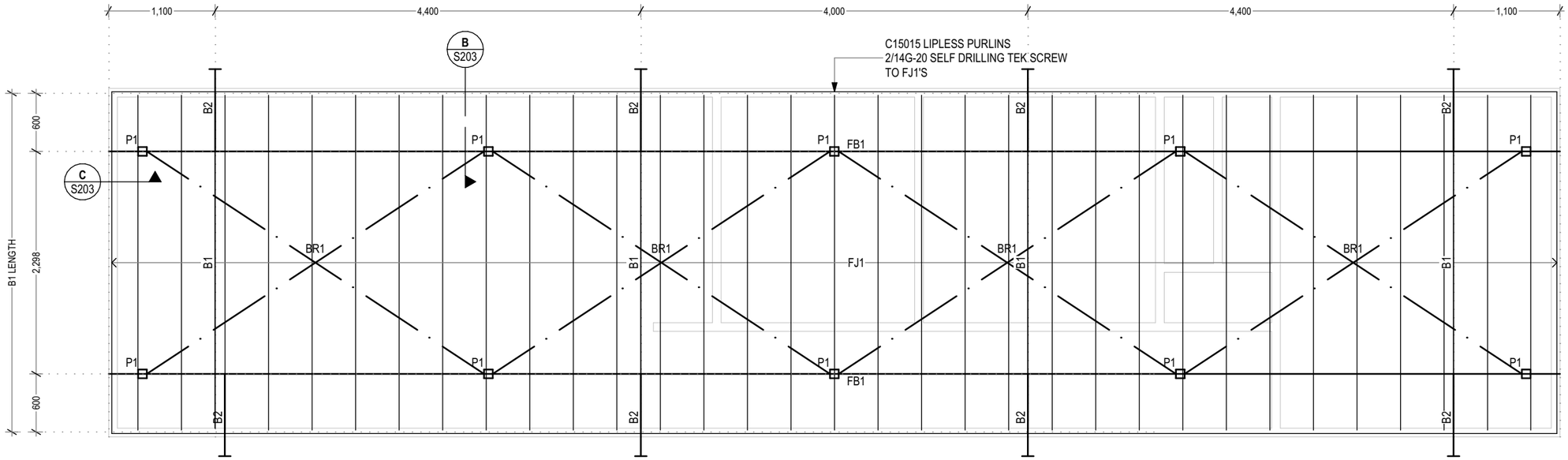

IMPORTANT
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SITE CLASSIFICATION: TBA

WIND CLASSIFICATION: N3 (MAX)

LEGEND

P1: POST;
89 × 89 × 5 SHS

FB1: FLOOR BEARER;
2/C25024

FJ1: FLOOR JOIST;
C15015 @ 450 CRS MAX

BR1: BRACING;
4mm GALV STRAP
14G-20 SELF DRILLING TEK SCREW TO FJ1'S

B1: LIFTING BEAM;
100 × 100 × 4 SHS

B2: LIFTING BEAM;
89 × 89 × 6 SHS

CONNECTIONS

FB1 TO P1:
10PL END PLATE
4M12 GALV BOLTS

FJ1 TO FJ1/FB1:
3PL GALV ANGLE PLATE
6/14G-20 SELF DRILLING TEK SCREW TO FJ1 AND FB1

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

FLOOR FRAMING PLAN
1:50

FOR CONSTRUCTION

0m 500mm 2.5m

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PORTABLE HOMES ENGINEERING - 15m

VARIOUS ADDRESSES

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SCALE: **1:50 (A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	07/07/2022
02	FOR REVIEW	07/02/2025
03	FOR CONSTRUCTION	04/03/2025
04	ADDED LIFTING BEAMS	25/07/2025

ISSUED BY: **JNg**
DRAWN BY: **JNg**
APPROVED BY:

MODULE 2 FLOOR FRAMING PLAN

DWG: **S202** REV: **04**

PROJECT: **EE403-02**

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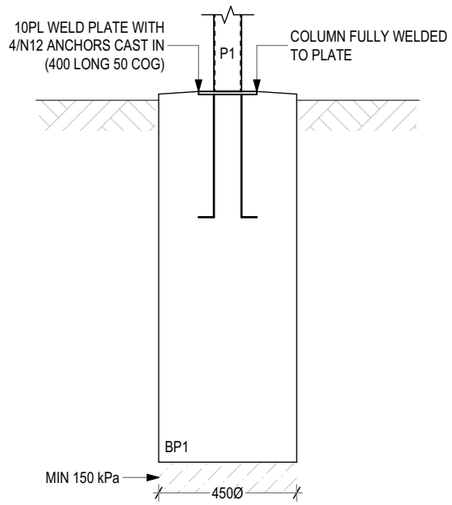

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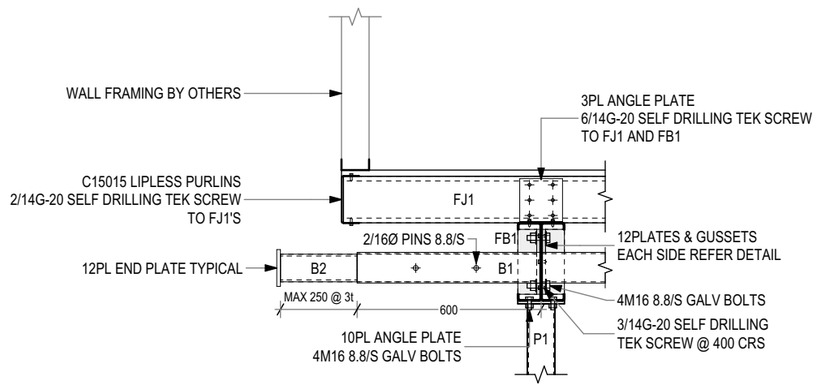

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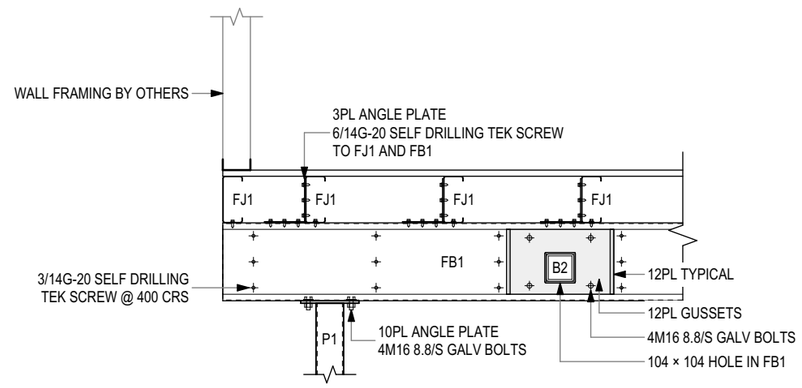

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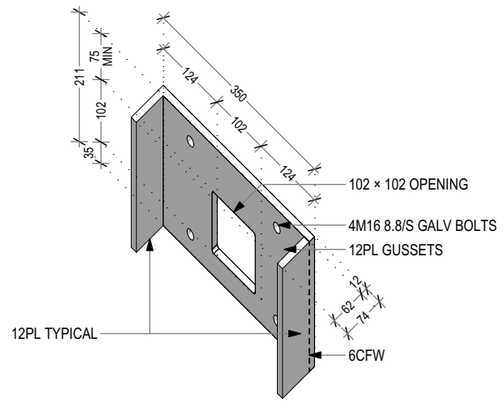

GUSSET DETAIL
SCALE 1:10

FOR CONSTRUCTION

0m 200mm 1m

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NORTH

PORTABLE HOMES ENGINEERING - 15m

VARIOUS ADDRESSES

TAS CITY BUILDING

SCALE: **1:20, 1:10 (A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	07/07/2022
02	FOR REVIEW	07/02/2025
03	FOR CONSTRUCTION	04/03/2025
04	ADDED LIFTING BEAMS	25/07/2025

ISSUED BY: **JNg**

DRAWN BY: **JNg**

APPROVED BY:

STRUCTURAL DETAILS

DWG: **S203** REV: **04**

PROJECT: **EE403-02**

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GENERAL

G1 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY ARCHITECTURAL DRAWINGS AND OTHER ENGINEERING DRAWINGS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED. THE CONSTRUCTION NOTES APPLY UNLESS OTHERWISE VARIED BY THE DRAWINGS OR SPECIFICATIONS. REFER TO THE ARCHITECTURAL DRAWINGS FOR SET-OUT AND DETAIL DIMENSIONS.

G2 NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE BUT INDICATES THE REQUIRED PROPERTIES OF THE ITEM. SIMILAR ALTERNATIVES HAVING THE REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

G3 REFER ANY DISCREPANCY TO THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.

G4 DO NOT OBTAIN DIMENSIONS BY SCALING FROM THE DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES U.N.O.

G5 THE DATUM FOR LEVELS IS AHD.

G6 VERIFY SET-OUT DIMENSIONS SHOWN ON THE DRAWINGS BEFORE CONSTRUCTION AND FABRICATION COMMENCES.

G7 TAKE ALL REASONABLE PRECAUTIONS TO ESTABLISH THE LOCATION OF AND PROTECT EXISTING SERVICES ON THE SITE. SERVICES SHOWN ON THE DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE.

G8 MAINTAIN THE STRUCTURE IN A STABLE CONDITION DURING CONSTRUCTION AND PROVIDE TEMPORARY BRACING AS REQUIRED. NO PART SHALL BE OVERSTRESSED. DO NOT PLACE OR STORE BUILDING MATERIALS ON STRUCTURAL MEMBERS WITHOUT THE SUPERINTENDENT'S APPROVAL.

G9 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.

FOOTINGS

F1 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 100kPa. FOUNDATION MATERIAL SHALL BE APPROVED FOR THE PRESSURE BEFORE PLACING CONCRETE.

F2 THE FOOTING SYSTEM HAS BEEN DESIGNED FOR A SITE CLASSIFICATION 'TBA' IN ACCORDANCE WITH AS2870.

CONCRETE

C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

C2 CONCRETE GRADES SHALL BE AS SHOWN ON THE DRAWINGS. ANY CONCRETE NOT SPECIFICALLY DESIGNATED SHALL BE GRADE N32.

C3 CONCRETE SHALL BE SUBJECT TO PRODUCTION ASSESSMENT.

C4 CONCRETE COVERS TO BE AS GIVEN IN AS3600 UNLESS MORE STRINGENT VALUES ARE SPECIFICALLY SHOWN ON THE DRAWINGS.

C5 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

C6 BREAKS OF POUR SHALL BE MADE WHERE DETAILED ON THE DRAWINGS AND TO THE APPROVAL OF THE ENGINEER.

C7 PROPERLY COMPACT CONCRETE USING VIBRATORS TO REMOVE AIR BUBBLES AND GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF THE CONCRETE. TAKE CARE TO AVOID CONTACT BETWEEN VIBRATORS AND PARTIALLY HARDENED CONCRETE, THE FORMWORK OR THE REINFORCEMENT. DO NOT USE VIBRATORS TO MOVE CONCRETE ALONG THE FORMS.

C8 DO NOT MAKE HOLES OR CHASES OR EMBED PIPES OTHER THAN WHERE SHOWN ON THE STRUCTURAL DRAWINGS WITHOUT THE APPROVAL OF THE SUPERINTENDENT. DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN COVER CONCRETE.

REINFORCEMENT

R1 A JAS-ANZ ACCREDITED THIRD PARTY PROCESSOR CERTIFICATE (ACRS OR EQUIVALENT) MUST BE SUPPLIED WITH ALL STEEL REINFORCEMENT AT PROCUREMENT BEFORE ANY CONCRETE IS PLACED TO GUARANTEE CONFORMANCE OF THE REINFORCEMENT TO AS4671.

R2 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY. IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.

R3 BARS AND MESH SHALL BE SECURELY WIRED IN PLACE. MESHES SHALL BE SUPPORTED ON APPROVED BAR CHAIRS. SPACING OF CHAIRS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF 100 BAR DIAMETERS.

R4 SYMBOLS ON DRAWINGS FOR GRADE AND TYPE OF REINFORCEMENT ARE AS FOLLOWS:
- R: STRUCTURAL GRADE 250 PLAIN ROUND BAR
- N: HOT ROLLED GRADE 400 DEFORMED BAR
- SL: HARD DRAWN WIRE REINFORCING FABRIC
- W: STEEL REINFORCING WIRE

R5 THE FOLLOWING ABBREVIATIONS APPLY TO LOCATION OF REINFORCEMENT:
- EW: EACH WAY
- EF: EACH FACE
- NF: NEAR FACE
- FF: FAR FACE
- B: BOTTOM
- T: TOP
- BB: BOTTOM BOTTOM (LAID FIRST)
- TT: TOP TOP (LAID LAST)

R6 PROVIDE STANDARD COGS AND HOOKS IN ACCORDANCE WITH AS3600.

R7 SPLICE REINFORCEMENT ONLY AT LOCATIONS SHOWN ON THE DRAWINGS OR AS APPROVED BY THE SUPERINTENDENT. LAP LENGTHS NOT SHOWN ON THE DRAWINGS SHALL COMPLY WITH AS3600 OR THE FOLLOWING:

BAR SIZE	N12	N16	N20
TOP BARS	625	700	875
OTHERS	375	500	625
COLUMNS	375	500	600

R8 PROVIDE MINIMUM FABRIC LAPS TO CROSS WIRES AS FOLLOWS:

FABRIC TYPE	END LAP	SIDE LAP	
RECTANGULAR MESHES		425	125
SQUARE MESHES SL92 TO F62		425	225
TRENCH MESH	500	N/A	

R9 DO NOT WELD REINFORCEMENT UNLESS SHOWN ON THE DRAWINGS OR OTHERWISE APPROVED BY THE SUPERINTENDENT. WHERE ALLOWED, WELDING OF REINFORCEMENT, INCLUDING TACK WELDING FOR FIXING PURPOSES, SHALL COMPLY WITH AS3600 AND AS1554.3.

R10 DO NOT CUT, BEND OR HEAT REINFORCEMENT ON SITE WITHOUT THE SUPERINTENDENT'S PRIOR APPROVAL.

STEELWORK

S1 FABRICATE AND ERECT ALL STEELWORK IN ACCORDANCE WITH AS4100 AND AS4600 AND THE SPECIFICATION.

S2 THE STRUCTURE SHALL BE MAINTAINED IN A STABLE STATE AT ALL TIMES. THE CONTRACTOR SHALL SUPPLY TEMPORARY BRACING AS REQUIRED.

S3 THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS FOR REVIEW AND PERMISSION TO USE BEFORE COMMENCING FABRICATION. REVIEW DOES NOT INCLUDE CHECKING OF DIMENSIONS. DO NOT BEGIN FABRICATION WITHOUT PERMISSION.

S4 ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554.1. FILLET WELDS SHALL BE CATEGORY GP U.N.O. FULL PENETRATION BUTT WELDS SHALL BE CATEGORY SP U.N.O. E48XX ELECTRODES (TYPICAL).

S5 ALL CUT STEEL EDGES TO BE GROUND TO A RADIUS OF 2mm. DEFECTS SUCH AS PIN HOLES, BLOW HOLES, HAMMER MARKS, ETC. SHALL BE RECTIFIED TO THE SATISFACTION OF THE ENGINEER PRIOR TO GALVANISING OR PAINTING.

S6 DO NOT MAKE PENETRATIONS OR CUT-OUTS OTHER THAN THOSE SHOWN ON THE DRAWINGS WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.

S7 SURFACE PREPARATION PRIOR TO COATING SHALL BE ABRASIVE BLAST CLEANING TO AS1627.4 CLASS 2.5 U.N.O.

S8 ALL BELOW GROUND STEELWORK TO BE ENCASED IN CONCRETE. MINIMUM 75 COVER TO ALL SURFACES. WRAP ENCASED MEMBERS WITH GGW41 MINIMUM 35 COVER U.N.O.

S9 ALL HOLD-DOWN BOLTS, NUTS, WASHERS AND ALL FIXINGS CAST INTO CONCRETE SHALL BE HOT DIPPED GALVANISED.

S10 UNLESS NOTED OTHERWISE:
- ALL CLEAT, GUSSET, END, FIN AND STIFFENER PLATES SHALL BE 10mm THICK TO AS3679.
- ALL BOLTS SHALL BE M20 4.6/S TO AS1252. MINIMUM CONNECTION 2/M20 4.6/S BOLTS. BOLT HOLE CLEARANCE 2mm TYPICAL.
- WELDS SHALL BE 6mm CONTINUOUS FILLET TO AS1554.1. WELD FULL PERIMETER OF CONTACT.
- ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANISED TO AS1214.
- MORTAR, WHERE REQUIRED, SHALL BE A MINIMUM OF 25mm NON-SHRINK GROUT, 40MPa.
- MASONRY ANCHORS TO BE HILTI HVU OR APPROVED EQUIVALENT (MINIMUM SIZE M16) INSTALLED INTO CORE FILLED MASONRY OR CONCRETE.

S11 BOLTS SHALL BE PROVIDED WITH THREADS EXCLUDED FROM THE SHEAR PLANE. PROVIDE A HARDENED WASHER UNDER ALL NUTS. WHERE TENSIONED, USE LOAD INDICATING WASHERS AND TENSION TO AS1252.

S12 BOLT NOTATION:
- 4.6/S: COMMERCIAL GRADE 4.6 BOLTS, SNUG TIGHTENED
- 8.8/S: HIGH STRENGTH GRADE 8.8 BOLTS, SNUG TIGHTENED
- 8.8/TF: HIGH STRENGTH GRADE 8.8 BOLTS, TENSIONED FRICTION CONNECTION
- 8.8/TB: HIGH STRENGTH GRADE 8.8 BOLTS, TENSIONED CONNECTION
- ROD COUPLERS: CLASS 5 TO AS1111
- ROD TURNBUCKLES: CLASS L TO AS2319

CORROSION PROTECTION

P1 ALL EXPOSED STEELWORK TO BE HOT DIPPED GALVANISED OR ADEQUATELY PAINT PROTECTED

P2 SHOP APPLIED PAINTING (ALL STEELWORK U.N.O.)
- REMOVE ALL ARISES.
- SURFACES SHALL BE ABRASIVE BLAST CLEANED IN COMPLIANCE WITH AS1627.4, CLASS 2.5.
- APPLY ONE COAT OF INORGANIC ZINC SILICATE TYPE 4 PAINT IN COMPLIANCE WITH AS2105 (75 MICRON DRY FILM THICKNESS) WITHIN 4 HOURS OF CLEANING.

P3 GALVANISING SHALL BE HOT DIPPED IN ACCORDANCE WITH AS1650
- MINIMUM COATING THICKNESS 500 GSM.
- PROVIDE DRAIN HOLES AND VENTS IN CLOSED SECTIONS.
- REMOVE ALL ARISES.

P4 FIELD TOUCH UP

P4.1 SHOP APPLIED COATINGS
- THOROUGHLY DEGREASE DAMAGED AREAS USING SOLVENT IN ACCORDANCE WITH AS1627.1. RINSE THOROUGHLY WITH CLEAN WATER AND LIGHTLY ABRADE.
- APPLY ONE COAT OF INTERZINC 72 (75 MICRON DRY FILM THICKNESS).

P4.2 GALVANISED SURFACES
- THOROUGHLY DEGREASE DAMAGED AREAS USING SOLVENT IN ACCORDANCE WITH AS1627.1. RINSE THOROUGHLY WITH CLEAN WATER AND LIGHTLY ABRADE.
- APPLY ONE COAT OF INTERZINC 352 (50 MICRON DRY FILM THICKNESS).

P5 TOP COAT

P5.1 PAINTED SURFACES
- APPLY TWO COATS INTERLAC 665 ALKYD GLOSS ENAMEL AT 35 MICRON DRY FILM THICKNESS EACH COAT.
- COLOUR AS PER SUPERINTENDENT'S INSTRUCTION

P5.2 GALVANISED SURFACES
- ETCH PRIME
- APPLY TWO COATS INTERLAC 665 ALKYD GLOSS ENAMEL AT 35 MICRON DRY FILM THICKNESS EACH COAT
- COLOUR AS PER SUPERINTENDENT'S INSTRUCTION

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NORTH

PORTABLE HOMES ENGINEERING - 15m

VARIOUS ADDRESSES

TAS CITY BUILDING

SCALE: **(A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	07/07/2022
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04	ADDED LIFTING BEAMS	25/07/2025

ISSUED BY: **JNg**

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STRUCTURAL NOTES

DWG: **S204** REV: **04**

PROJECT: **EE403-02**

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PORTABLE HOMES ENGINEERING

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PROJECT: **EE403**

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SCH01 WORKPLACE HEALTH & SAFETY NOTES

25/07/2025

FOR CONSTRUCTION

GENERAL

1. THE FOLLOWING RISK MITIGATION NOTES HAVE BEEN PREPARED TO ADVISE THE 'PERSON CONDUCTING A BUSINESS OR UNDERTAKING' (PCBU) ON THE HEALTH AND SAFETY ASPECTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2011 AND ARE PERTINENT TO ANY TIME WHEN THE BUILDING OPERATES AS A WORKPLACE.

2. THESE NOTES MAY NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PRACTICES AND SAFETY RISKS. INCLUSION OR EXCLUSION OF ANY ITEM DOES NOT ABSOLVE THE OWNER, CONTRACTOR, USER, MAINTAINER OR DEMOLISHER OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES AND IT IS NOT AN ADMISSION THAT ANY ITEM BELOW IS THE RESPONSIBILITY OF THE DESIGNER.

3. ADDITIONAL GUIDANCE ON WORKPLACE HEALTH AND SAFETY IS PROVIDED IN THE FOLLOWING CODES OF PRACTICE, WHICH THE CONTRACTOR IS TO COMPLY WITH AS APPLICABLE:
   - "CONSTRUCTION WORK" (CP104);
   - "HOW TO MANAGE WORK HEALTH AND SAFETY RISKS" (CP112);
   - "MANAGING THE WORK ENVIRONMENT AND FACILITIES" (CP124);
   - "SAFE DESIGN OF STRUCTURES" (CP127).

4. FURTHER ADDITIONAL AND UPDATED CODES OF PRACTICE AND OTHER GUIDANCE MATERIALS FOR THE MINIMISATION OF RISKS TO WORKPLACE HEALTH AND SAFETY ARE MADE AVAILABLE PERIODICALLY FROM SAFE WORK AUSTRALIA (www.safeworkaustralia.gov.au) AND THE RELEVANT STATE SAFE WORKING AUTHORITIES AND SHOULD BE CONSULTED PRIOR TO WORKS COMMENCING ON SITE.

5. WHERE APPLICABLE, THE SPECIFIC RISKS ASSOCIATED WITH THIS PROJECT HAVE BEEN ASSESSED AND ARE SUMMARISED WHERE APPLICABLE, IN THE ATTACHED RISK ASSESSMENT / HAZARD IDENTIFICATION REPORTS.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND TO PREPARE ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS.

7. TEMPORARY STRUCTURES AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIAL TO THE EXECUTION OF THE DESIGN AS INTENDED IN THE DOCUMENTS PROVIDED. DETAILED PROCEDURES MUST BE SOUGHT PRIOR TO WORKS COMMENCING. FOR ALL ASSOCIATED TEMPORARY STRUCTURE OR ERECTION DESIGN AND CERTIFICATION THE CONTRACTOR IS TO ENGAGE A THIRD PARTY TO ASSIST, CERTIFY AND OVERSEE THE ERECTION OF THE WORKS.

SITE

RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE DRAWINGS; HOWEVER THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE, APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED.

SITE ACCESS / TRAFFIC MANAGEMENT:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "TRAFFIC MANAGEMENT IN WORKPLACES" STANDARD CONTROL.

2. ESPECIALLY FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD: PARKING OF VEHICLES OR LOADING / UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. WHERE APPLICABLE, A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.

3. PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

4. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.

5. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

6. CONSTRUCTION OF BUILDING ELEMENTS THAT ARE NECESSARY TO CONTRIBUTE TO SAFE ACCESS TO THE BUILDING, SUCH AS HANDRAILS, SCAFFOLDING, ACCESS STAIRS, FALL ARREST SYSTEMS ETC., MUST TAKE PLACE PRIOR TO PROGRESSING WITH ANY OTHER WORKS FOR WHICH THOSE ELEMENTS WILL BE REQUIRED.

WATER:

IF THE BUILDING SITE IS ADJACENT TO ANY BODY OF WATER ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED. THE CONTRACTOR IS TO PREPARE A SAFE WORK METHOD STATEMENT FOR ANY WORKS REQUIRED TO BE UNDERTAKEN OVER WATER.

LIGHTING AND VENTILATION:

THE CONTRACTOR IS TO PROVIDE ADEQUATE LIGHTING AND VENTILATION TO ALL AREAS REQUIRED TO BE OCCUPIED BY WORKERS DURING CONSTRUCTION. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL LIGHTING AND VENTILATION MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCC.

FIRE AND EMERGENCY:

ADEQUATE SITE SPECIFIC FIRE EQUIPMENT AND EMERGENCY EVACUATION PROCEDURES ARE TO BE PROVIDED AND MAINTAINED BY THE CONTRACTOR DURING WORKS ONSITE ACCORDING TO A SAFE WORK METHOD STATEMENT TO BE PREPARED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ONSITE. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL FIRE PROTECTION EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCC.

ELECTRICAL:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "WORKING IN THE VICINITY OF OVERHEAD AND UNDERGROUND ELECTRIC LINES" AND "MANAGING ELECTRICAL RISKS IN THE WORKPLACE" (CP117) AND AS3012 STANDARD CONTROLS.

2. UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE ACCURATELY LOCATED AND EITHER DISCONNECTED OR ADEQUATE EXCLUSION ZONES DELINEATED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING.

3. OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A SIGNIFICANT RISK IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, CLEARLY IDENTIFIED EXCLUSION ZONES AND APPROACH DISTANCES SHALL BE ESTABLISHED AND MAINTAINED.

EXCAVATION

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "EXCAVATION WORK" (CP107) STANDARD CONTROL.

2. CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHALL BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHALL BE PROVIDED.

3. ANY AUGERING PROCEDURES MAY CAUSE A RISK OF FALLING INTO OPEN BORES. ALL BORES THEREFORE ARE TO BE CONCRETE FILLED AS SOON AS POSSIBLE. IN THE MEANTIME, ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED.

4. THE CONTRACTOR IS TO CONSULT ANY SITE INVESTIGATION REPORTS ETC. BEFORE CONDUCTING ANY EXCAVATION WORKS. IN THE CASE OF ANY AREAS BEING IDENTIFIED AS HAVING GROUND CONTAMINATION PRESENT, A QUALIFIED SPECIALIST CONSULTANT SHALL BE ENGAGED TO PROVIDE REMEDIAL WORKS DESIGN AND RISK MITIGATION STRATEGIES.

CONSTRUCTION

FORMWORK:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "FORMWORK AND FALSEWORK" STANDARD CONTROL.

2. ALL FORMWORK AND SUPPORTING SCAFFOLD STRUCTURES MUST BE DEIGNED TO CARRY THE CONSTRUCTION LOADING SPECIFIED WITH THIS SET OF DOCUMENTATION.

3. IN-SITU FORMWORK E.G. BONDEK / CONDECK MUST BE INSTALLED TO MANUFACTURES INSTRUCTIONS AND SUPPORTED DURING CONSTRUCTION AS RECOMMENDED. TEMPORARY SUPPORTS ARE NOT PROVIDED AS PART OF THIS DOCUMENTATION.

4. SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.

5. WALLS, COLUMN AND OTHER VERTICAL FORMWORK MUST BE CHECKED AND DESIGNED FOR POTENTIAL HYDROSTATIC LOADING DURING CONCRETE PLACEMENT.

PRECAST PANEL ERECTION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "PRECAST TILT-UP AND CONCRETE ELEMENTS IN BUILDING CONSTRUCTION" AND AS3580 STANDARD CONTROLS.

2. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE PANELS ARE ERECTED. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

3. CHAIN AND SLING SETUP FOR PANELS IS TO BE CHECKED AGAINST APPROVED PANEL LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.

4. PATHWAYS OF OVERHEAD TRAVEL OF PANELS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.

5. PANEL BEARING AND LOCATING PLATES AND DOWELS ARE TO BE CHECKED FOR FINAL LOCATION.

6. PANEL PROPPING AND TEMPORARY SUPPORT MUST BE LOCATED WITH APPROVED ANCHORS AND APPROPRIATE CHECKS AND DESIGNS FOR CAPACITY, NUMBER AND CONFIGURATION OF PROPS IS TO BE CONDUCTED PRIOR TO ERECTION. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST BE OBTAINED PRIOR TO ERECTION.

STRUCTURAL STEEL ERECTION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "WELDING PROCESSES" (CP134), "ABRASIVE BLASTING" (CP101) AND "SPRAY PAINTING AND POWDER COATING" (CP131) STANDARD CONTROLS.

PORTABLE HOMES ENGINEERING

VARIOUS ADDRESSES

TAS CITY BUILDING

PROJECT: **EE403**

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SCH02 WORKPLACE HEALTH & SAFETY NOTES

25/07/2025

FOR CONSTRUCTION

2. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE THE FRAME IS ERECTED. THIS IT TO INCLUDING BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

3. CHAIN AND SLING SETUP FOR FRAMING MEMBERS IS TO BE CHECKED AGAINST APPROVED LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.

4. PATHWAYS OF OVERHEAD TRAVEL OF FRAMING MEMBERS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.5. TEMPORARY PROPPING WORK IS TO BE PROVIDED TO ENSURE STABILITY OF THE FRAMES DURING ERECTION. ALL STEEL FRAMES ARE TO BE TEMPORARY BRACED, UNTIL STRUCTURE IS FULLY ERECTED AND ALL CONNECTIONS BOLTED OR WELDED TOGETHER AS REQUIRED. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST OBTAINED PRIOR TO ERECTION.

6. SITE BASED TREATMENTS OF STEEL FRAMING MEMBERS (EG. CUTTING, WELDING, GRIT BLASTING, SPRAY PAINTING, ETC.) IS TO BE MINIMISED WHEREVER POSSIBLE. IF SITE BASED TREATMENT IS UNAVOIDABLE, ADEQUATE PROTECTION, SCREENING AND VENTILATION TO MINIMISE HAZARDS TO PERSONNEL IS TO BE PROVIDED.

7. AVOID SITE BASE HOT WORKS WHERE POSSIBLE. IF UNAVOIDABLE, SITE SPECIFIC PROCEDURES FOR HOT WORKS PERMITS ETC. ARE TO BE FOLLOWED.

WORKING AT HEIGHTS:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “MANAGING THE RISK OF FALLS AT WORKPLACES” (CP122), “PREVENTING FALLS IN HOUSING CONSTRUCTION” (CP127), “SCAFFOLDS AND SCAFFOLDING WORK” AND AS1657 STANDARD CONTROLS.

2. SCAFFOLDING MUST BE SECURED AND BRACED TO RESIST OVERTURNING. SINGLE PROPS MUST NOT BE USED UNLESS A DESIGN CHECK ON STABILITY IS MADE AND THEY ARE FIXED TO A STABLE BASE AT MIDPOINTS.

3. CONTRACTOR IS TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (IE. FIXED PLATFORM, CHERRY PICKERS ETC.)

CONCRETE STRESSING:

1. CONTRACTOR IS TO ENSURE THAT CONCRETE STRENGTH MEETS REQUIRED CAPACITY AT TIME OF STRESSING.

2. RESTRICTED STRESSING AREAS ARE TO BE PROVIDED TO ALL AREAS WHERE STRESSING IS TAKING PLACED BOTH AT LIVE AND DEAD ENDS OF STRESSING DUCTS.

3. CONTRACTOR MUST ENSURE THAT AT ALL TIMES DURING STRESSING ONLY QUALIFIED AND APPROVED PERSONNEL HAVE ACCESS TO DESIGNATED STRESSING AREAS.

4. SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.

CRANES AND OTHER MECHANICAL PLANT:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “CRANES”, “MANAGING THE RISKS OF PLANT IN THE WORKPLACE” (CP123), "INDUSTRIAL LIFT TRUCKS” AND AS2550 STANDARD CONTROLS.

2. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE ANY LIFT. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

EXISTING BUILDINGS

DEMOLITION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “DEMOLITION WORK” (CP106) STANDARD CONTROL.

2. LOCATIONS OF EXISTING EMBEDDED LIVE SERVICES ARE TO BE ACCURATELY ESTABLISHED PRIOR TO ANY PENETRATION OF EXISTING STRUCTURE.

3. DO NOT CUT OR REMOVE ANY STRUCTURAL MEMBER PRIOR TO INSPECTION BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.

4. SEEK ADVICE FROM A SUITABLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO CORING, CHASING, CUTTING OR REMOVAL OF EXISTING CONCRETE AND REINFORCEMENT.

EXISTING STRUCTURAL ADEQUACY:

1. WHERE EXISTING STRUCTURAL ELEMENTS ARE DAMAGED OR EXHIBIT SIGNIFICANT SECTION LOSS, A SUITABLY QUALIFIED STRUCTURAL ENGINEER SHALL BE ENGAGED TO DESIGN A SYSTEM FOR STABILISING / SUPPORTING THE EXISTING STRUCTURE, SUCH THAT ALL WORK AREAS WILL BE ADEQUATELY SAFE FOR BUILDING WORKS TO COMMENCE. ANY SIGNIFICANT SECTION LOSS OR CORROSION OF EXISTING STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORKS.

2. ANY EXISTING RETAINING STRUCTURES PRESENT ON THE SITE SHALL BE INSPECTED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER TO ASCERTAIN THE EXTENT OF ANY EXCLUSION ZONES REQUIRED, ESPECIALLY WITH REGARD TO ANY EXCAVATION, THE OPERATION OF HEAVY SURFACE PLANT AND EQUIPMENT, OR STOCKPILING MATERIAL ADJACENT TO EXISTING RETAINING STRUCTURES.

3. NO EXCAVATION SHALL BE PERFORMED ADJACENT TO ANY EXISTING STRUCTURE, ESPECIALLY BELOW THE 45° LINE FROM THE UNDERSIDE OF AN EXISTING FOOTING WITHOUT THE EXPRESS PERMISSION OF THE STRUCTURAL ENGINEER.

ASBESTOS:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE" (CP111) AND “HOW TO SAFELY REMOVE ASBESTOS” (CP115) STANDARD CONTROLS.

2. FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO:
   - 1990 - IT MAY CONTAIN ASBESTOS;
   - 1986 - IT IS LIKELY TO CONTAIN ASBESTOS;
   EITHER IN CLADDING MATERIAL OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD INSPECT AND, IF NECESSARY, HAVE ANY ASBESTOS REMOVED BY A SUITABLE QUALIFIED PERSON BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

EXISTING COATINGS:

PRIOR TO ANY WORKS COMMENCING AN APPROPRIATE METHOD OF PAINT REMOVAL AND DISPOSAL IS TO BE DETERMINED, PARTICULARLY ON HISTORIC STRUCTURES. COATINGS CONTAINING COAL TAR EPOXIES, BITUMEN AND ASPHALTS, ZINC CHROMATE AND LEAD AMONG OTHERS PRESENT A HEALTH RISK. ADEQUATE SCREENING IS TO BE PROVIDED TO THE PUBLIC AND THE SURROUNDING ENVIRONMENT DURING PAINT REMOVAL AND CLEANING OPERATIONS. ENVIRONMENTALLY APPROPRIATE METHODS ARE TO BE EMPLOYED DURING MAINTENANCE AND REPAIR WORK.

HAZARDOUS SUBSTANCES

THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “MANAGING RISKS OF HAZARDOUS CHEMICALS IN THE WORKPLACE” (CP120) STANDARD CONTROL.

POWDERED MATERIALS:

MANY MATERIALS USED IN CONSTRUCTION CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER:

THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS:

MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURERS' RECOMMENDATIONS FOR USE MUST BE CAREFULLY FOLLOWED AT ALL TIMES.

SYNTHETIC MINERAL FIBRE:

GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

HAZARDOUS MANUAL TASKS

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “HAZARDOUS MANUAL TASKS” (CP110) STANDARD CONTROL.

2. COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONFINED SPACES

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “CONFINED SPACES” (CP103) AND AS 2865 STANDARD CONTROLS.

2. ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHALL BE PROVIDED. ONLY TRAINED PERSONNEL ARE TO ENTER A CONFINED SPACE AND THE CONTRACTOR IS TO PREPARE A WORK METHOD STATEMENT ADDRESSING MITIGATION OF RISKS FOR ANY SUCH WORKS. ADEQUATE SIGNAGE IS TO BE PROVIDED TO ALL TEMPORARY AND PERMANENT CONFINED SPACES IN ACCORDANCE WITH AS 2865.

NOISE

THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK” (CP118) STANDARD CONTROL.

OPERATIONAL USE OF BUILDING

THE BUILDING HAS BEEN DESIGNED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE, A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

PORTABLE HOMES ENGINEERING

VARIOUS ADDRESSES

TAS CITY BUILDING

PROJECT: **EE403**

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
HBT: 1 Kyeema Place, Cambridge, TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne, VIC 3004
NSW: Impact Centre, 19 Chetwynd Road, Erina, NSW 2250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

T001 DRAWING TRANSMITTAL

25/07/2025

FOR CONSTRUCTION

DWG NO.	DRAWING	REV	ISSUED
S100	COVER PAGE	04	☒
S101	MODULE 1 FOOTING PLAN	04	☒
S102	MODULE 1 FLOOR FRAMING PLAN	04	☒
S103	STRUCTURAL DETAILS	04	☒
S104	STRUCTURAL NOTES	04	☒
S200	COVER PAGE	04	☒
S201	MODULE 2 FOOTING PLAN	04	☒
S202	MODULE 2 FLOOR FRAMING PLAN	04	☒
S203	STRUCTURAL DETAILS	04	☒
S204	STRUCTURAL NOTES	04	☒
S300	COVER PAGE	04	☒
S301	MODULE 3 FOOTING PLAN	04	☒
S302	MODULE 3 FLOOR FRAMING PLAN	04	☒
S303	STRUCTURAL DETAILS	04	☒
S304	STRUCTURAL NOTES	04	☒
SCH01	WORKPLACE HEALTH & SAFETY NOTES	04	☒
SCH02	WORKPLACE HEALTH & SAFETY NOTES	04	☒

RECIPIENT	DATE / ISSUE FORMAT				
	07/07/2022	11/10/2022	07/02/2025	03/03/2025	25/07/2025
CLIENT: TAS CITY BUILDING	E	E	E	E	E
ARCHITECT / BUILDING DESIGNER: S GROUP	-	-	-	-	-
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FORMATS: **D** DWG / DXF / BIMx **E** ELECTRONIC (PDF) **H** HARD COPY

ADDITIONAL ASSOCIATED DOCUMENTS	MARK	ISSUED
FORM 35 - STRUCTURAL DESIGN CERTIFICATION	-	-
-	-	-
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4 BED- DUAL POD RENDER

create. wonder.
S. Group
73 - 75 St John Street, Launceston
100 Elizabeth Street, Hobart
552 Victoria St, North Melbourne, VIC
p 03 6311 1403 e info@sgroup.com.au
abn 33 625 566 618 sgroup.com.au

AFFORDABLE HOMES
- TAS CITY BUILDING -

1 Whitestone Drive, Austins Ferry
Hobart, TAS 7011
ABN: 75 009 543 506
Email: tassiesheds@steeline.com.au

Customers Details

Date	02-09-2025	**Quote Reference #**	1016425950.
Customer Name	Nicholas Aylott		
Mail Address	1 Morrison St, Kimberley TAS 7305		
Email Address	naylott05@gmail.com		
Phone	+61 0457 604 870	**Mobile**	

Building Specification

Building Size	12.000 m (L) x 6.000 m (W) x 2.700 m (H)			
Roof Pitch	10 deg			
Wall Cladding	Corrugated .42bmt Colorbond		Colour	Basalt
Roof Cladding	Corrugated .42bmt Colorbond		Colour	Basalt
Trim & Colour Details	Barge	Basalt	Ridge Cap	Basalt
	Gutters	Basalt	Corner Trim	Basalt
	Downpipe	N/A		
Roller Doors	1x 2250H x 2500W Opening Taurean Series A Roller Door			
Access Doors	None			
Windows	1x 790X1274 XO Basalt			
	None			
Other Inclusions	None			
	N/A			

Materials

Column	C15015	**Rafter**	C15015
Knee Brace	N/A	**Apex Brace**	N/A
Roof Purlin	TH6495	**Spacing**	0.737 m
Side Wall Girt	TH6495	**Spacing**	0.833 m
End Wall Girt	TH6475	**Spacing**	1.010 m

Complete Project Summary

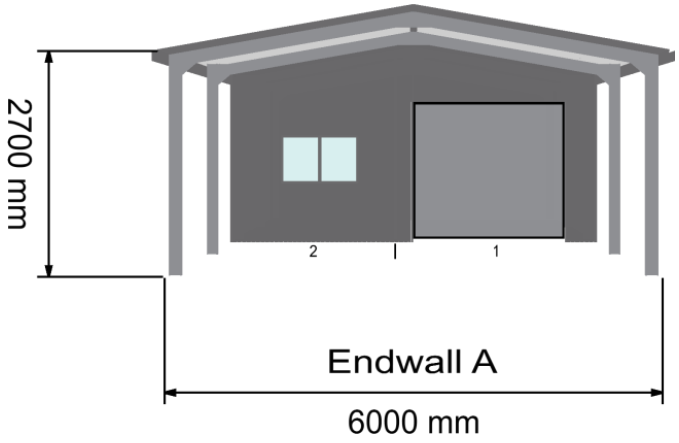
Project Quote (incl GST)	
Kit, steel frame & doors	$11,300.00
Standard Delivery	INCLUDED
Engineering Fee	INCLUDED
Complete Project Summary	
Total Project Price (ex GST)	$10,272.73
GST Value	$1,027.27
Total Project (Incl. GST)	$11,300.00

Notes:

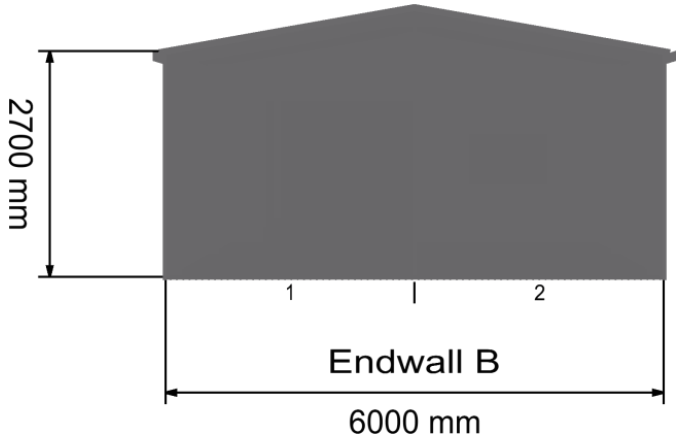
Building Created using ACT Building Systems Online Designer

Building Specification – Drawings

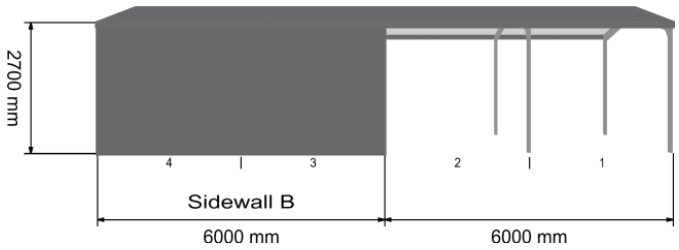
Front



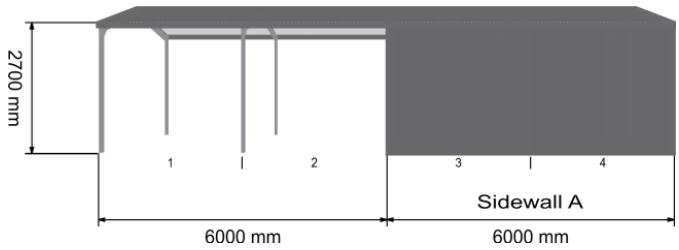
Rear

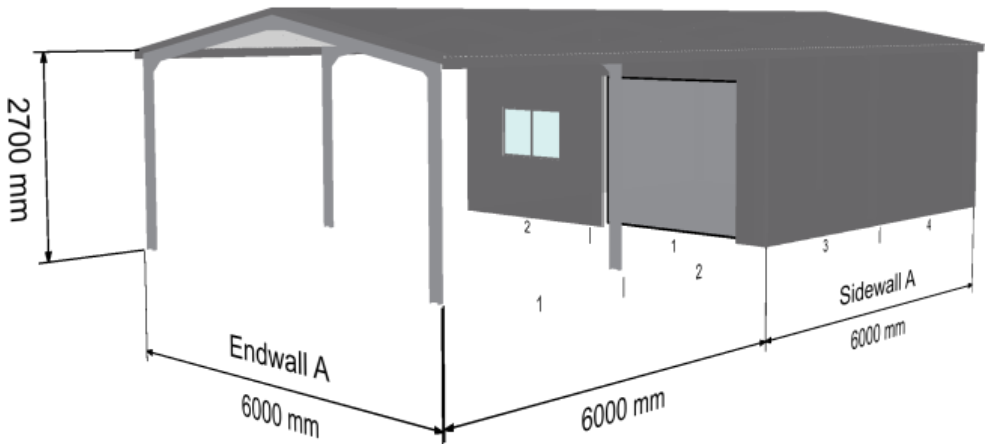


Left Side



Right Side





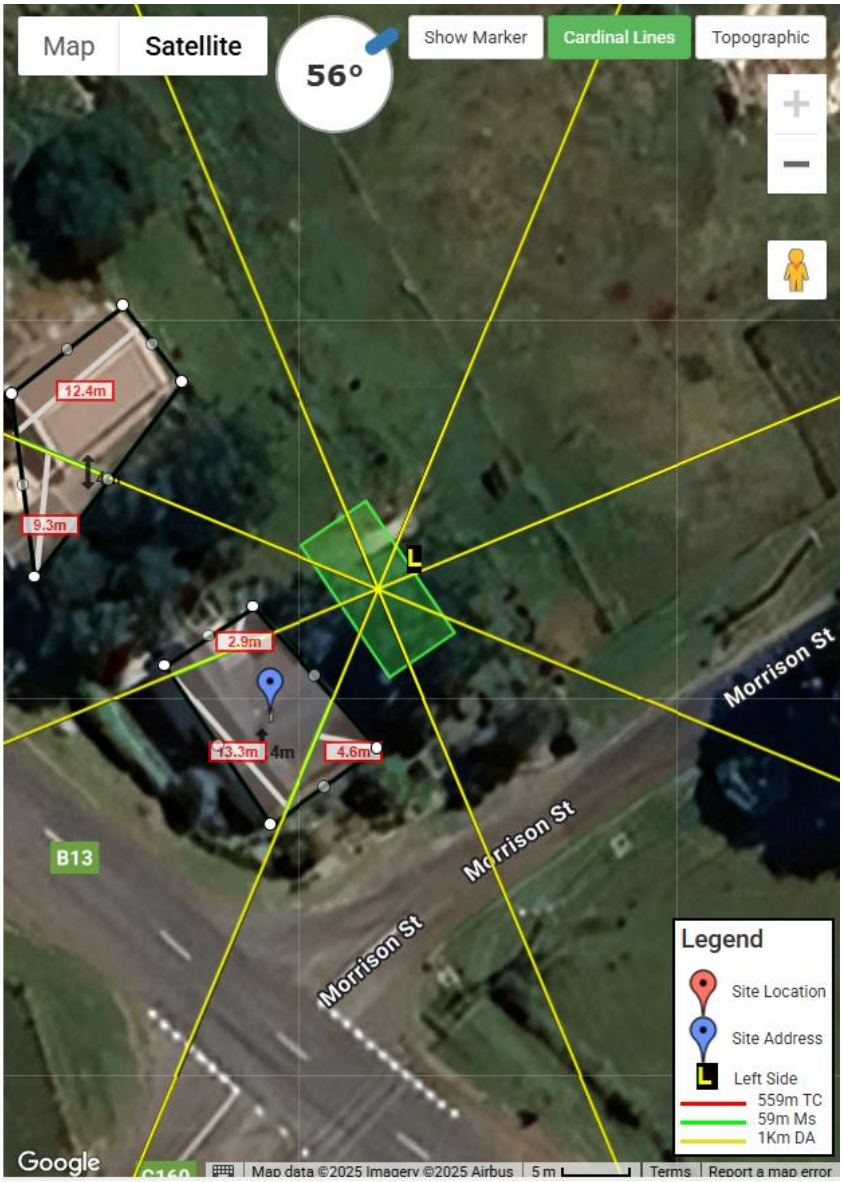
SHEDSAFE - Site Specification

Site Address	1 Morrison St, Kimberley TAS 7305
Wind Design Speed	35.6 m/s
Wind Region	A4
Importance Level	2
Terrain Category	2.52

Building Class	10a
Shielding	0.91
Topography	1

Steeline Sheds are ASI (Australian Steel Institute) ShedSafe® Accredited.
This accreditation is the industry benchmark for Australian manufactured steel sheds and gives you peace of mind in that Steeline Sheds are a provider of fully engineered prefabricated steel buildings that are all fully compliant with all relevant Australian Standards and Australian Building Codes.

ShedSafe - SiteCheck



Kit Price and Fees Overview

Supply Only	$11,300.00
Delivery to Site	**Included**
15% Deposit to Confirm Order & Request Engineering Documents	$1,695.00
35% Payment to proceed with Manufacture of Kit Structure	$3,955.00
50% Final payment before delivery	$5,650.00

Quote will only be valid from the date of receipt and may be amended due to price increases, errors and or omissions.
Notes: This quote is valid for thirty days (30) from date of issue.

Quote Acceptance.

CUSTOMER'S SIGNATURE ..... **(Print name here**.....

DATED .....

Bank Details

Westpac Bank

BSB: 037-005

Account: 130057

Reference: 1016425950 Aylott

TERMS & CONDITIONS OF SALE

PAYMENTS

AMOUNT: The customer shall pay Steeline Tasmania instalment amounts (s) stated as per payment terms accompanying this agreement. Steeline Tasmania will also issue a final invoice for the balance of your order which may include any additional items added by the customer.

GOODS: The Supplier is not obliged to deliver any goods unless the customer has paid all amounts in full.

LATE PAYMENT: The Company may, if payment is not received within 7 days of the final invoice date, charge interest at 20% on the overdue amount and unless payment is made in full, the customer will be liable for all costs associated with recovery

RECOVERY OF DEBT: The customer must pay to Steeline Tasmania all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.

PRICE INCREASE: The Company will hold this order valid and the price firm for a period of no more than *two calendar months* from the date of signed Agreement unless otherwise agreed in writing. Should any increases in costs be experienced prior to approval being obtained and the customer does not take delivery prior to the expiry date, the customer will pay all increases in costs.

DELIVERY

SHORTAGES: In the case of kit purchases, the customer shall inspect the goods immediately on delivery and shall within seven (7) days of delivery give notice in writing to the company of any shortages in relation thereto. If the customer fails to give such notice, then the customer shall be deemed to have accepted the goods as being delivered in their entirety and the Agreement is finalised provided all monies under the Agreement have been paid in full.

INSURANCES: Once the said goods have been delivered to site, the owner of the property is then responsible for the security of the said goods and is liable for any loss or damage thereto. If the customer arranges transport, such risk to the company shall only extend up to the time of loading of the goods and delivery shall be deemed to be taken thereupon.

DELAYED DELIVERY: The delivery date agreed is subject to the availability of material, labour, industrial disputes and unseasonal weather conditions. The company will not be held liable for any delays caused by incalculable issues.

SITE ACCESS: The customer will at his expense provide, or cause to be provided full and clear truck access to the delivery site. If this is not provided, delivery will be made on the front lawn or nature strip.

BUILDING APPROVAL

OBTAINING FINAL INSPECTION IS THE SOLE RESPONSIBILITY OF THE CUSTOMER: This will need to be arranged when the customer has the stormwater connected in accordance with council requirements. Time limitations will apply: ideally final inspection should be carried out within 2 months from completion. Any costs associated with approvals over those stated on this Agreement are to be paid for by the customer including any late or re-inspection fees.

THE CUSTOMER CAN NOT PROCEED WITH ANY WORKS WITHOUT PERMISSION: The customer must not carry out any works pertinent to this Agreement until all approvals have been received from the relevant approval authorities and any conditions of signed Agreement have been agreed to and met by the customer. If the customer has obtained their own authority approvals, It is up to the customer to advise Steeline Tasmania of these approvals and provide a copy of the approvals. The company will take no responsibility for any premature action by the customer.

ERECTION

DOWNPIPES: Downpipes are only supplied if stated or listed in the quotation/Order. If supplied it is the responsibility of the Customer or accredited drainage Plumber to install the downpipe.

WORKMANSHIP: The Company will ensure that the work performed shall meet Acceptable building standards, All work will be performed with tradesman like manner. It is the customers responsibility to provide a clear accessible site for construction.

WARRANTIES

THIRD PARTIES WARRANTIES: Where the term 'structure' is referred to herein it means, the steel structure only and does not include sheeting, trims, doors, windows, or rainwater goods. The warranties for these components are provided by the relevant manufactures and are varied and limited. WARNING: Severe coastal conditions will reduce the life of all components by corrosion and will be excluded from all warranties.

MAINTENANCE: The customer must keep all garden beds, soils or acidic material away from metal cladding and components of the building or corrosion may occur which will reduce the life of the products and void all manufacturer's warranties.

DEFECTS LIABILITY PERIOD: The Company agrees for a period of twelve months from the date of signed Agreement to rectify any faults or damage caused by materials or workmanship in the manufacture of the structure. The company will not be responsible for any faults or damage caused by negligence of the customer, his servants, or agents or by the customer performing any work or having performed any work on the structure.

GENERAL

EXTENSION OF CONSTRUCTION TIME: If the progress of work is delayed as a result of any variations to the Agreement, any industrial action or civil commotion affecting the Agreement, unavailability of material necessary to the execution of the Agreement, any delays brought about in obtaining the relevant authorized approvals exceeding 14 days from the date of this Agreement, any delays brought about by the owner or any other cause beyond the reasonable control of the company, then the company may, within a reasonable time, claim an extension in the number of calendar days equal to the period of delay.

MARKETING: the customer hereby grants the company and any person authorized by the company permission to film or photograph the building and without restraint allow its use for any promotional purposes without any recall to the company whether legal or monetary.

TERMINATION: should the customer or the company wish to terminate the Agreement after signing same, they must give written instructions providing 7 days' notice and they must state the grounds on which termination is sought. It is at the company's sole discretion to accept or reject the termination. Regardless, the customer will be obliged to pay all the costs expended to the date on the Agreement plus the profit margin that the company would have made on the Agreement, which could exceed the money paid on the Agreement to that date.

ADDITIONAL CHARGES FOR MOST COMMON ISSUES

CUSTOM SLAB DESIGN: If required the foundation data must be obtained before entering into this contract. Alternatively, all concrete floors will be designed to suit "class 10 buildings" and up to Class M soil and will assume founding into natural ground. If Steeline Tasmania is to obtain the foundation data, this must be requested in writing and all costs associated with the soil report and associated slab design be paid in addition to the standard slab design. A copy must be given to the customer upon payment of the costs incurred in obtaining the data. Similarly, if there is any fill on the site, deeper and or extra piers may be required at a cost to the owner.

HARD DIGGINGS: If when excavating the site the company discovers that if required the hire of machinery or extra labour such as Jack hammering, Rock breaking, etc. the customer will pay these extra costs in addition to the Agreement price.

HIDDEN OBSTRUCTIONS: If during construction, services are damaged requiring repair such as telecommunications, electrical, storm water, etc. the customer will pay the costs associated with the repair in addition to the Agreement price. It is the customer's responsibility to advise the company of the existence of any such obstructions and to arrange (and pay any associated costs) for the relocation of same as required.

SITE PREPARATIONS: If the site is to be levelled by the customer and site is not level within 50mm the costs associated with providing a level building platform including the supply and placement of fill and construction of concrete piers will be paid as extra variation to the Agreement price.

APPROVAL OR ASSET PROTECTION FEES: If approval or asset protection for the building can only be obtained with amendments or additional information, thus incurring additional costs as required by the local council or certifier, the customer will pay all the extra costs associated above the fees included in the original Agreement price.

SITE CLEAN UP (OWNER'S RESPONSIBILITY): If the customer requires the company to remove the packaging or left over materials and any soil/rubbish associated with the works, from the site, unless noted otherwise in the Agreement the customer will pay these costs including labour and dump fees in addition to the Agreement price.

HANDOVER: The keys for any building will not be handed over until payment is made in full, (trades will return them to the sales office).

BUILDING PERMIT APPLICATION Service: Should you require Steeline Tasmania is to submit Planning & Building Permit Applications all council costs associated will be payable by the Applicant/Customer.

PLANNING SUPPORT STATEMENT

Proposed Single Dwelling and Outbuilding
Low Density Residential Zone
3 MORRISON ST, Kimberley, Tasmania

---

1. Proposal Overview

This application seeks approval for the construction of:

- A single-storey prefabricated dwelling
- Associated deck
- Detached shed
- New driveway and crossover access

The subject site is located within the **Low Density Residential Zone** under the Tasmanian Planning Scheme – Meander Valley.

The site area is **1,157m²**.

---

2. Zoning Compliance Assessment

2.1 Building Height

The maximum building height permitted within the Low Density Residential Zone is **8.5 metres**.

The proposed dwelling complies with this requirement.

2.2 Site Coverage

Permitted maximum site coverage: **30%**

Site Area: 1,157m²

Proposed Structures:

- Dwelling: 162m²
- Deck: 34.5m²
- Shed: 54m²

Total Site Coverage: 250.5m²

Percentage Coverage: 21.65%

The proposal is well within the allowable site coverage limit and satisfies the acceptable solution.

2.3 Front Setback

Acceptable Solution setback: **8.0 metres**

Proposed setback: **5.0 metres**

The reduced front setback is required to facilitate compliant on-site wastewater disposal infrastructure. The site requires a **10.0m x 6.0m wastewater absorption area**, which necessitates efficient siting of the dwelling to maintain appropriate separation distances and functional land use.

The proposed siting represents a practical and site-responsive solution that continues to achieve the performance criteria by:

- Maintaining adequate streetscape presentation
- Preserving residential amenity
- Responding to physical site constraints
- Ensuring compliant wastewater functionality

The variation is considered reasonable and consistent with the purpose of the Low Density Residential Zone.

2.4 Side Setbacks – Dwelling

Western boundary setback: **5.0 metres** (complies)

Eastern boundary setback: **4.3 metres**

The minor variation to the eastern side setback maintains substantial boundary separation and does not result in unreasonable overshadowing, overlooking, or bulk impacts. The proposal satisfies the performance criteria for residential amenity and spacing.

2.5 Side Setback – Shed

The proposed shed is setback **1.5 metres** from the eastern boundary.

The shed is subordinate in scale to the dwelling and typical of domestic outbuildings within the zone. Its siting maintains usable open space and does not create unreasonable amenity impacts.

The proposal satisfies the relevant performance requirements.

---

3. Driveway and Crossover

A new driveway crossover is proposed at approximately **3.45 metres width** to service a single dwelling.

Final crossover dimensions and construction details will be subject to separate approval by Council under the road reserve permit process.

The driveway finish within the site is to be determined by the owner. All works within the road reserve will comply with Council's applicable standards and conditions.

The proposal is appropriate for a single residential dwelling and does not result in unreasonable traffic or safety impacts.

---

4. Bushfire Overlay

The property is identified as being subject to the Bushfire-Prone Area Overlay.

Detailed bushfire assessment, including BAL determination and any required construction measures or water supply provisions, will be addressed through the building approval process and in consultation with the Building Surveyor.

---

5. Conclusion

The proposed development:

- Complies with building height controls
- Complies with site coverage limits
- Provides reasonable boundary setbacks
- Responds appropriately to wastewater constraints
- Provides safe and functional vehicle access

Where minor variations occur, the proposal satisfies the performance criteria of the Tasmanian Planning Scheme and remains consistent with the purpose and intent of the Low Density Residential Zone.

Accordingly, the proposal represents an appropriate and orderly development of the site.

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BUSHFIRE ASSESSMENT

Client	D. Woodham	Volume/Folio Number	86734/149
Site	Lot 149/ 3 Morrison Street, Kimberley, Tas, 7305	PID	9660261
Report By	Jason Van Zetten	Accreditation	BFP113
Date	04/03/2026	Job Reference	8324 – V2

Proposal

The proposal is for a new dwelling to be constructed on a site known as lot 149/ 3 Morrison Street, Kimberley.

From the description of the proposed works, it is believed that it fits into the highlighted requirements set out below in Table 4 of the Directors Determination.

Table 4 – requirements for Hazard Management Area – Directors Determination – Bushfire Hazard Areas version 1.2
(Note, this table does not depict the BAL level for this site, however, does provide clarification of the definition set out in the building act in relation to application of when the lot was created.)

	Element	Requirement
A	New buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
B	New buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
C	Alterations or additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
D	New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E	New buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
F	New buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
G	Additional requirements for Certain Class 9 Buildings and associated Class 10a Buildings and decks.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43

Site Description

The 1100sqm site is located on the north western side of Morrison Street, around 50m north east of Morrison Street's junction with Railton Road. The site is set in an area of residential uses with lots varying from 1000-5000sqm across the residential area known as Kimberley.

At the time of inspection, the lot was moderately grassed.

To the north east of the proposed works is grassland on the site itself which extends to the property boundary. Beyond the boundary is a neighbouring lot of similar size with a Telstra communications building which extends around 20m through to a run of residential dwellings on managed sites extending to around 150m from the works. A mix of residential uses with managed and unmanaged grounds and vacant lots, some managed and some unmanaged extend along each side of Morrison Street for around 450m through to the western line. Residential dwellings on larger lot extend beyond the western line to around 1.3km from the works where forest extends up the steep hillside of Long Hill, through to the hilltop, around 3km from the works.

To the south east of the proposed works is grassland on the site itself which extends to the property boundary. Beyond the boundary is Kimberley Street with its managed verges which extend to adjacent lots, one vacant, the others with managed with dwellings extending to around 110m from the lot. Residential uses extend along the east side of Railton Road whilst areas of forest surrounding areas of paddocks extend as the predominant feature for around 2.5km.

To the south west of the proposed works is a neighbouring dwelling with an area of lawn and garden which is managed through to Railton Road, around 40m from the works. Beyond Railton Road, around 55m from the works are grassland paddocks which extend up the adjacent hillside on each side of Weegena Road for around 3.5km through to the hilltop on the eastern side of the Mersey River with large areas of forest existing around the Mersey Rivers valley.

To the north west of the proposed works is grassland on the site itself which extends approx. 30m to the property boundary. Beyond the boundary are paddocks associated with the dwelling to the south west which is in a partially managed state. A mix of managed and unmanaged vegetation extends down the slightly undulating hillside surrounding dwellings through to the northern extent of Kimbereley, around 200m with grassland river flats extending to the Mersey River, around 400m form the works. A mix of grassland and forest extends beyond the Mersey River with forest extending up the hillside to the west and grassland paddocks on the river flats extending to the north for around 2.5km.

Water Supply

There is no reticulated water to the area and therefore firefighting water supply will be needed, meeting the following requirements;

- The installation of a water tank either metal or concrete with a minimum capacity of 10,000 litres static water supply (per use).
- The tank is to be fitted with pipework and fittings as per the Directors Determination.
- Signage on the tank and on the access gate to the property with be required as per the Tas Fire Specifications attached.
- The tank is required to be installed at least 6 metres and not greater than 90 metres from the works and with access to the tank within 3 metres of an area suitable for fire truck access.

Full static water supply requirements should be read in the Directors Determination – Bushfire Hazard Areas and if an alternative solution is required this may trigger the need for a performance solution to be approved by Tas Fire and CBOS.

As there is limited space for a water tank to be placed in the front setback for fire truck access It is recommended a water tank be located behind the shed with the other existing tanks and install a remote offtake through to the front east property corner.

Access

Access is via an existing grassed verge. The plans show a new driveway and crossover which will be less than 30m in length. The Building Act 2016 Directors Determination – Bushfire Hazard Areas, states that for property access length that is less than 30 metres, there are no specific design or construction requirements.

Opportunities & Constraints

1. A mix of vegetations exists in all directions, whilst some trees exist on neighbouring sites, smaller grassland paddock paddocks are the predominant feature both to the north and south which are deemed the predominant feature.
2. The Australian Standard calls for all sides of the dwelling to be constructed to the highest classification which is BAL 12.5 in this case.
3. The lot itself is considered easy to manage.
4. It is recommended the hazard management area extends to the rear north west boundary as the site is a smaller, manageable residential lot.

Conclusion

As the proposed works are within 100m of 1 hectare or greater of classifiable vegetation and the site is within a bushfire prone mapped area, a BAL assessment is required for the purpose of these works.

After consideration of the proposed dwelling, it is deemed that beyond low threat factors such as neighbouring gardens, managed dwellings and managed smaller lots that are deemed low threat to AS3959/2018 2.2.3.2 (e) and (f), that classifiable grassland exists within a distance of 14m and 50m both to the north west and south east then a BAL 12.5 classification can be adopted as per AS3959/2018 2.3 Classification of Vegetation and 2.6 Determination of BAL FDI50, upon implementation of the bushfire hazard management plan. This is on the basis where a hazard management plan extending to the front and side boundaries and a minimum of 16m towards the rear north west boundary can be implemented, a BAL 12.5 classification can be adopted.

Note, it is recommended the hazard management area extends to the rear north west boundary as the site is a smaller, manageable residential lot.

Note, the standalone garage has been set at a distance of 6m from the dwelling and therefore adopts a BAL N/A classification. It is recommended if valuable assets are stored in the garage, then the shed is constructed to a higher BAL level.

BAL 12.5 to AS3959-2018

It is the responsibility of the accredited architect/designer to provide specific construction details to AS3959/2018 and firefighting water supply and property access requirements on the plans, as per this report for approval in line with the requirements set out in CBOS schedule 1. Water supply and property access details can be copied from this report and hazard management plan without fear of copyright.

Bushfire Hazard Management Plan

The attached Bushfire Hazard Management Plan must be implemented prior to occupation of the new works.

Failure to meet the requirements of this report may invalidate your insurance policy in the event of a bushfire.

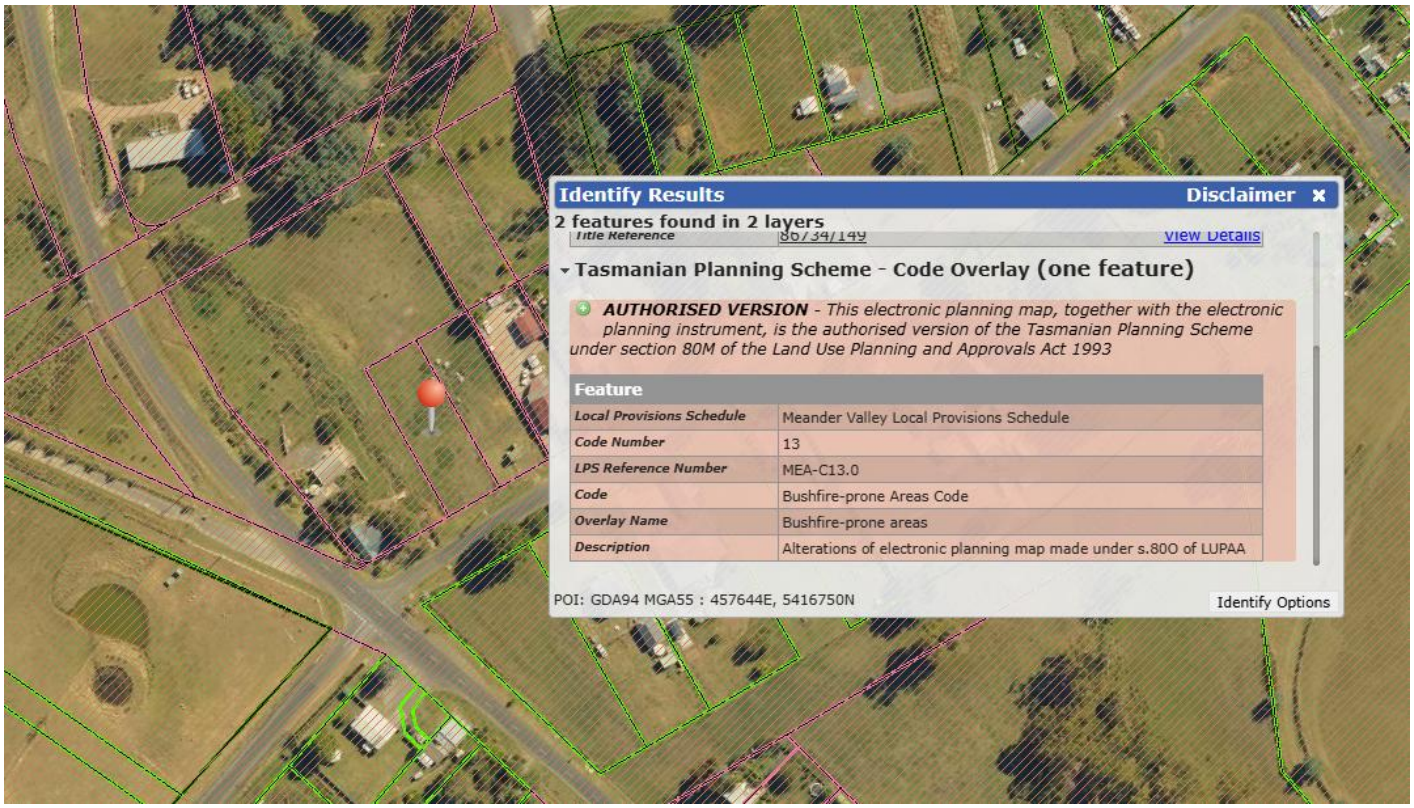
The **highlighted area** is required to be maintained as per the plan and in line with AS3959/2018.

Limitations

This report only deals with potential bushfire risk and all other statutory assessments are outside this report. All information provided was as at the time of inspection of the site, and this report is not to be used for further or future development of the site other than what has been provided by the plans attached. This report and/or management plan does not guarantee that the building will survive a bushfire.

Bushfire Mapping

This site is considered bushfire prone as per LISTmap.



Vegetation classification AS3959	North East	South East	South West	North West
Group A	Forest	Forest	Forest	Forest
Group B	Woodland	Woodland	Woodland	Woodland
Group C	Shrub-land	Shrub-land	Shrub-land	Shrub-land
Group D	Scrub	Scrub	Scrub	Scrub
Group E	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga
Group F	Rainforest	Rainforest	Rainforest	Rainforest
Group G	Grassland	Grassland	Grassland	Grassland
Predominant Feature	N/A	Grassland	Grassland	Grassland
Excluded	Managed neighbouring sites	Morrison Street with its managed verges	Managed neighbouring sites, Railton Street with its managed verge	
Effective slope (degrees)	Up/0^0	Up/0^0	Up/0^0	Up/0^0
	>0-5^0	>0-5^0	>0-5^0	>0-5^0
	>5-10^0	>5-10^0	>5-10^0	>5-10^0
	>10-15^0	>10-15^0	>10-15^0	>10-15^0
	>15-20^0	>15-20^0	>15-20^0	>15-20^0
Distance to classified vegetation	100 + metres	40 metres	50 + metres	30 metres
Distance Required for Onsite Bushfire Hazard Management	To Boundary	To Boundary	To Boundary	16 metres
Likely direction of bushfire attack	North	East	South	West
Prevailing winds	North	East	South	West
BAL Value (FDI 50)	BAL – LOW	BAL – 12.5	BAL – LOW	BAL – 12.5

The values have been achieved from the location proposed, within the constraints of the site. If the location or nature of the proposal is to be altered for any reason this report will need to be amended to suit

Photos









Photos



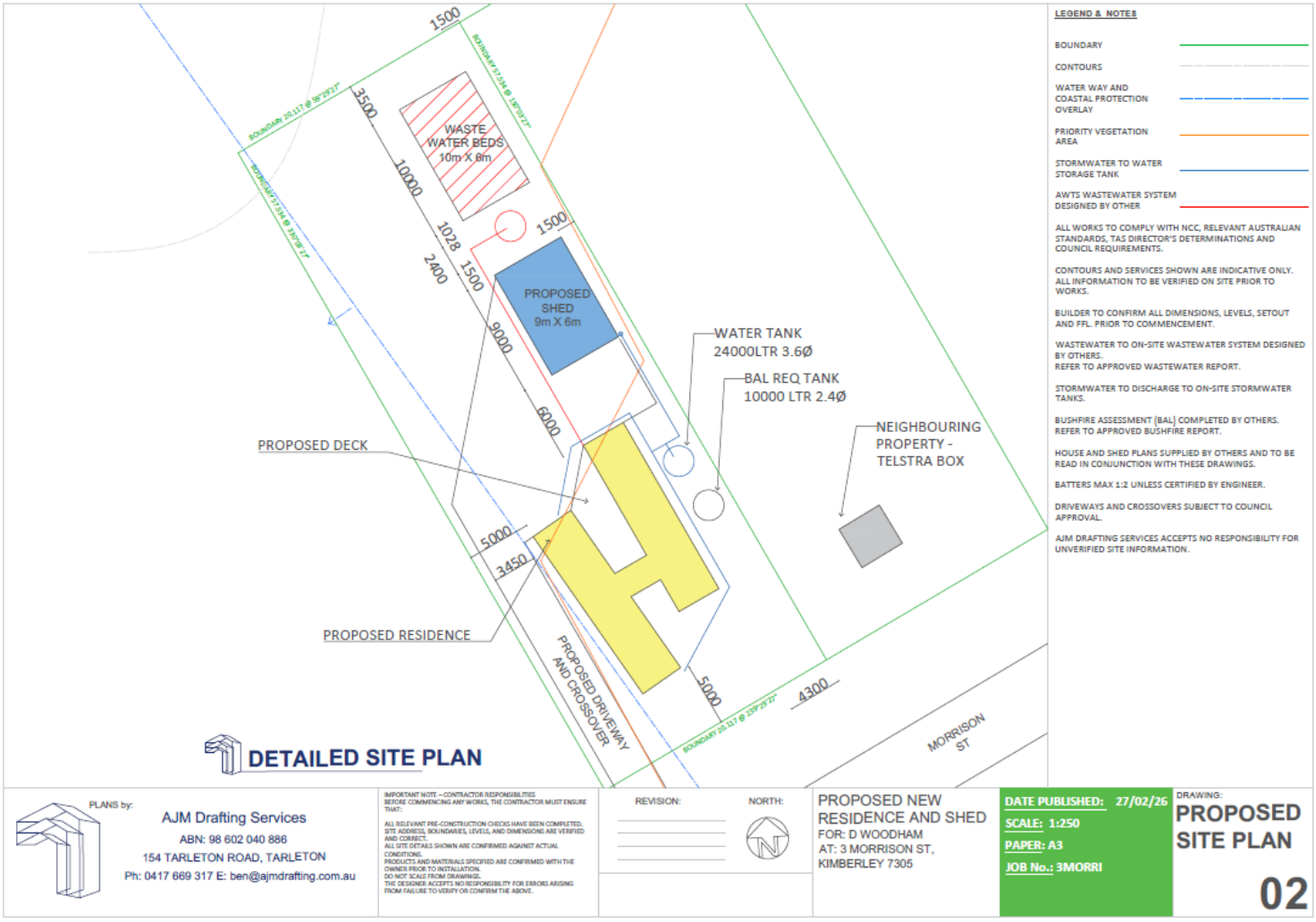


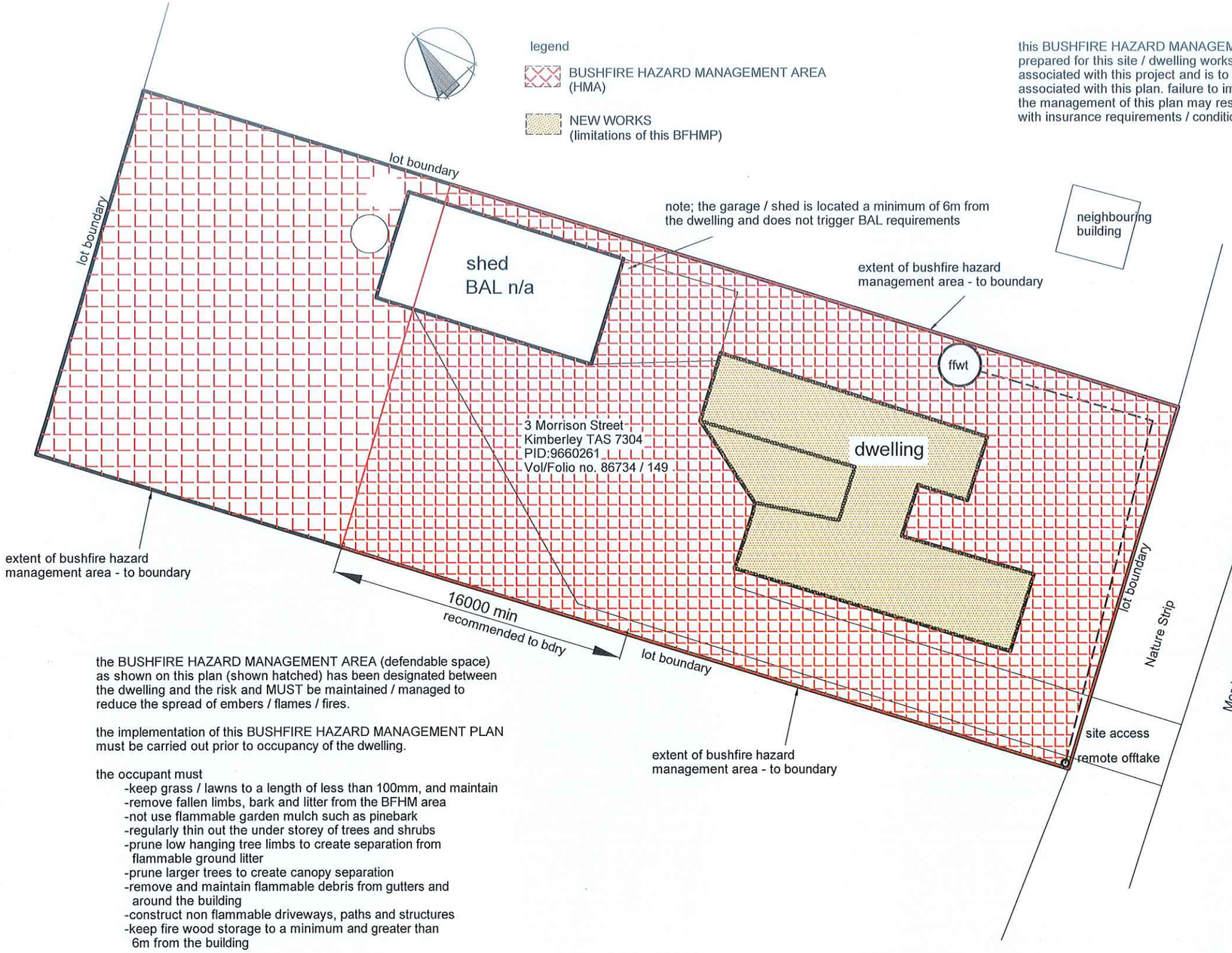



Appendix 1: General Overview of Bushfire Attack Level Classifications

BAL – LOW	**The risk is considered to be VERY LOW.** There is insufficient risk to warrant any specific construction requirements but there is still some risk.
BAL – 12.5	**The risk is considered to be LOW.** There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m^2.
BAL – 19	**The risk is considered to be MODERATE.** There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m^2.
BAL – 29	**The risk is considered to be HIGH.** There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m^2.
BAL – 40	**The risk is considered to be VERY HIGH.** There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m^2.
BAL – FZ	**The risk is considered to be EXTREME.** There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m^2.

Appendix 2 – plan as provided by client





this BUSHFIRE HAZARD MANAGEMENT PLAN has been prepared for this site / dwelling works only and is only associated with this project and is to be read in line with report associated with this plan. failure to implement / continue the management of this plan may result in failure to comply with insurance requirements / conditions

the BUSHFIRE HAZARD MANAGEMENT AREA (defendable space) as shown on this plan (shown hatched) has been designated between the dwelling and the risk and MUST be maintained / managed to reduce the spread of embers / flames / fires.

the implementation of this BUSHFIRE HAZARD MANAGEMENT PLAN must be carried out prior to occupancy of the dwelling.

the occupant must
- -keep grass / lawns to a length of less than 100mm, and maintain
- -remove fallen limbs, bark and litter from the BFHM area
- -not use flammable garden mulch such as pinebark
- -regularly thin out the under storey of trees and shrubs
- -prune low hanging tree limbs to create separation from flammable ground litter
- -prune larger trees to create canopy separation
- -remove and maintain flammable debris from gutters and around the building
- -construct non flammable driveways, paths and structures
- -keep fire wood storage to a minimum and greater than 6m from the building

planting establishment, where possible is to be primarily of low flammability shrubs species

bush fire water supply
min 10000 litre water tank / static water supply constructed of steel (colorbond) or concrete to be located greater than 6m from the dwelling and within 3m of the driveway available for fire fire fighting purposes at all times.
tank is to be fitted with a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment
coupling is to be fitted with a blank cap and securing chain minimum 220mm length

bush fire water supply - fittings pipework & accessories
Fittings and pipework assoc with fite fighting static water supply must;
- have a minimal internal diameter of 50mm
- be fitted with a valve with a diameter of 50mm
- be metal if above ground
- if buried have a minimum depth of 300mm
- provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
- ensure coupling is accessible and available for connection at all times
- ensure the coupling is fitted with a blank cap and securing chain 220mm long securing chain minimum 220mm length
- where a remote offtake is installed, ensure the offtake is in a position that is
  - visible
  - accessible to allow connection by fire fighting equipment
  - at a working height of 450 - 600mm above ground level
  - and be protected from possible damage by vehicles

bush fire water supply signage
provide signage as per Tas Fire signage requirements for size, details and colour permanently fixed to the exterior of the water tank in a location visible from the driveway
refer to 'Tasmanian Fire Service water supply signage guidelines' document (Tas Fire web site)

this Bushfire Hazard Management Plan is to be read in conjunction with report no.8324 prepared by Jason Van Zetten
Accreditation no. BFP113
scope of work 1,2,3A

this Bushfire Hazard Management Plan has been prepared by Jason Van Zetten
Accreditation no. BFP113
scope of work 1,2,3A

bal 12.5

bushfire hazard management plan

SCALE: 1:250 approx

A COPY OF THIS DOCUMENT MUST BE PROVIDED TO ALL CURRENT & SUCCESSIVE OWNERS TO MAKE THEM AWARE OF THEIR OBLIGATIONS OF CONTINUING MAINTENANCE AND BUSHFIRE ASSOCIATED RISK

amendment
1. house location amended
2.
3.
4.

bushfire hazard management plan
for: D Woodham
lot: 149 no.3
Morrison Street
Kimberley

dwg no.	BFHMP - 8324			version - 02
sheet:	01	of	01	print date
date:	March 2026			04 MAR 2026
scale	1:250 @ A3 approx			
bal	12.5			drawn: JVZ

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15 December 2025

Reference No. GL25642Ab

Mr Nicholas Aylott
525 Cluan Road
CLUAN TAS 7303

Dear Sir,

RE: Site Classification & On-site Wastewater Assessment & Design
3 Morrison Street, Kimberley

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 Raj Sidhu on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	15/12/2025	R Sidhu	S Shahandeh	Original

1 INTRODUCTION

A limited scope investigation has been conducted for Mr Nicholas Aylott at the site of a proposed residential development at 3 Morrison Street, Kimberley.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- Review the topographical setting and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”; and
- The suitability of the site for disposal of domestic wastewater and the design of an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management”.

Preliminary site plans of the proposed development were provided, prepared by AJM Drafting Services, Job No. 3MORRI, Drawings 01 & 02, dated 26.11.2025.

We understand that the proposed development will comprise a four-bedroom dwelling and a non-habitable shed.

2 FIELD INVESTIGATION

The field investigation was conducted on 06 November 2025 and involved the drilling of 5 boreholes by hand auger to the refusal depths of 1.2m to 1.5m.

Insitu vane shear strength tests were conducted in the clay layers encountered in the investigation.

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

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

3 SITE CONDITIONS

The site is approximately 1,145m² in size and currently vacant. The ground surface across the site comprises low to medium grass cover with slopes of 1° to 3° towards the northwest.

The proposed disposal area is to be located north of the proposed dwelling and has a slope of 1° to 3° towards the northwest.

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 indicates that the site is not within a mapped landslide hazard band.

Plate 1 – View of the site looking from Morrison Street towards the northwest, 06.11.2025

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes encountered fill comprising silty sand or/and sandy clay to depths of 0.2m to 0.4, underlain by sandy to gravelly clay to the refusal depths of 1.2m to 1.5m.

Auger refusal within the boreholes is inferred on very stiff clay.

The boreholes did not encounter any signs of 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/silt soils at this site possess a moderate to **high** shrink/swell potential.

4 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, 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:

Gravelly to Sandy CLAY (Cl) – medium to high plasticity, brown orange mottled grey

encountered below 0.2m (BH5) to 0.4m (BH2) from the existing ground surface

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

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

If groundwater is encountered in site or footing excavations it is recommended that subsoil drains are installed discharging to the stormwater system.

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

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

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

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

6 WIND CLASSIFICATION

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

WIND CLASSIFICATION N2 (AS 4055-2021)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2.5	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 120L/person/day for households on tank water. As the proposed development is to be a four-bedroom dwelling with a population equivalent of 6 persons, a wastewater design flow rate of **720L/day** has been adopted.

7.1 Permeability of Soil and Soil Category

The soil has been classified as follows:

- Texture – Light Clay (Table E1 from AS/NZS 1547);
- Structure – Strongly Structured (Table E4 from AS/NZS 1547); and
- Category – 5 (Table E1 from AS/NZS 1547).

For strongly structured Category 5 soils the indicative K_{sat} from AS/NZS1547 Table 5.1 is 0.12-0.5m/day.

- Adopted Permeability – 0.3m/day.

7.2 Disposal and Treatment Method

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

Due to the soils being assessed as Category 5 soils that have low permeability, the site is not suitable for a conventional trench or bed system. Also, the site has limited available area for the disposal of on-site wastewater due to minimum required setbacks.

As such, the site assessment indicates that the site is suitable for the disposal of domestic effluent by way of a Secondary Treatment System (STS) and a conventional distribution bed raised above the natural ground surface to allow the aerobic process and attenuation period to further treat the effluent in a sand and gravel filter bed and reduce the size of the disposal system.

7.3 Tank Installation

As the site may be subject to high groundwater levels, care must be taken when installing the STS unit. "AS/NZS 1546.1:2008 Section 3.2.2 – Anchorage," provides

guidance on the installation of in-ground tanks, and the specific STS unit manufacturer's installation instructions should be adhered to.

7.4 Design Loading Rate

According to AS/NZS 1547 Table L1 and based on the importation of 350mm depth of clean sand and 100mm aggregate to raise the distribution bed above the natural surface, the adopted DLR has been modified and set at **12mm/day**.

7.5 STS and Raised Bed System

Guidelines for the design of the conventional raised bed systems are outlined in AS/NZS 1547:2012 Appendix L. The method of determining the dimensions for the bed 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 = Bed width in metres

As the DLR has been set at 12mm/day and the daily flow (Q) has been set at 720L/day, when the parameters are inserted in the above equation the bed dimensions required are as follows:

- Bed length = 10.0m
- Bed width = 6.0m
- Bed depth = 0.6m

This would give a disposal area of approximately 60m^2.

There is an adequate reserve (back-up) area of 60m^2**.**

The wastewater disposal area shall be levelled before the raised bed is constructed.

All topsoil is to be stripped from the area of the raised bed before construction.

The raised bed is to be constructed by persons suitably qualified or experienced in the construction of timber retaining walls.

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

The bed is to be constructed as per the layout and cross section provided on Drawing 2 attached.

Guidelines for the design of sub-surface irrigation are outlined in AS/NZS 1547 Appendix M.

The area of the disposal field shall be vegetated with grasses or other suitable vegetation. A list of Tasmanian plants suitable for treated wastewater from STS units is attached as Appendix B.

The risk management process is an inherent part of the on-site wastewater disposal design. The on-site wastewater disposal system has been designed by considering the site characteristics and with risk identification in accordance with AS1547:2012. The risk reduction measures are detailed in the report and form the basis of the system selection and design.

As part of the Building Act, the client must specify the STS model and provide the Certificate of Accreditation for that particular model before the proposed development gets approval. A list of accredited STS models can be found on the Tasmanian Consumer, Building and Occupational Services website. An 8EP or 10EP (8 or 10 equivalent persons) STS is appropriate.

https://www.cbos.tas.gov.au/topics/technical-regulation/plumbing-standards/wastewater/aerated-wastewater-treatment-systems

7.6 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:

- 19.0m from downslope sensitive features such as watercourses;
- 1.5m from upslope and cross-slope property boundaries;
- 3.5m from downslope property boundaries;
- 3.5m from downslope buildings; and
- 3.0m from up slope and cross-slope buildings.

7.7 Wastewater Recommendations

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

- 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:

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

Standards Australia Limited. (2011). *AS 2870: Residential Slabs and Footings Construction.* Sydney: SAI Global Limited.

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

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

Standards Australia Limited. (2021). *AS 4055: Wind Loads for Housing.* Sydney: SAI Global Limited.

Attachments:

Limitations of report

Drawing 1 – Site Plan

Drawing 2 – Conventional Raised Bed Section

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: List of STS Example Plants

Appendix C: Certificate Forms

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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

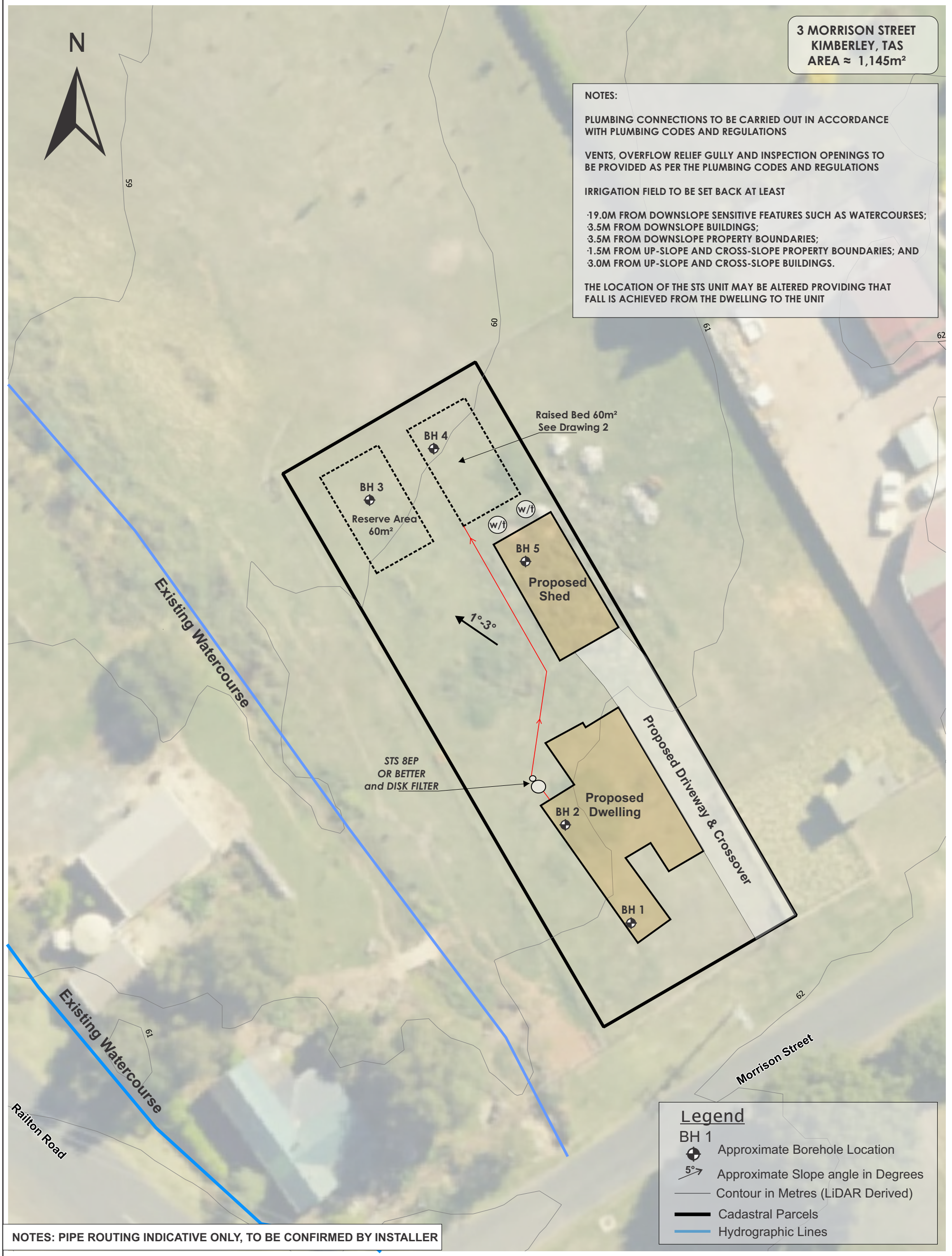
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

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.



NOTES: PIPE ROUTING INDICATIVE ONLY, TO BE CONFIRMED BY INSTALLER

Approximate Scale (m)

0 5 10 15 20

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Date	15/12/2025	Drawn	RS
Scale	As Shown	Approved	TB
Original size	A3	Rev	

Client: MR NICHOLAS AYLOTT

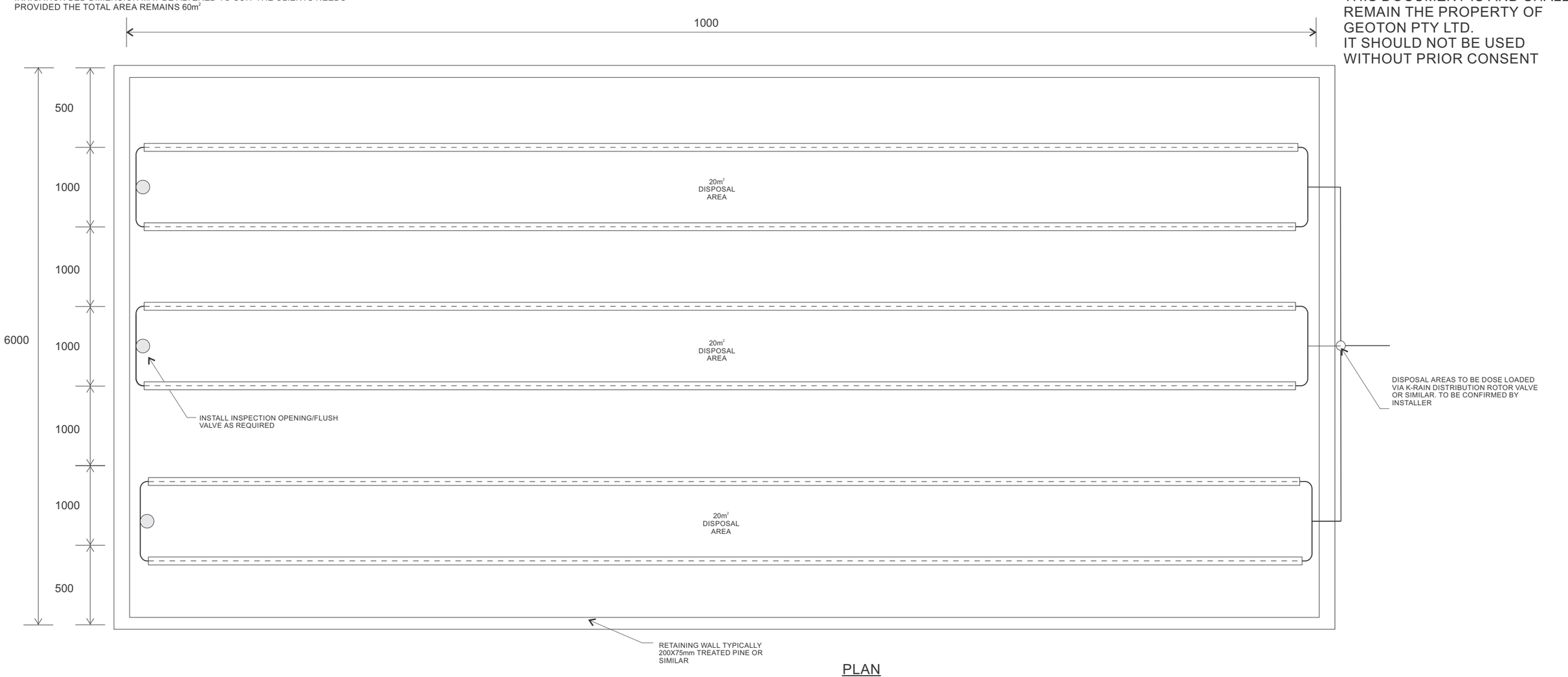
Project: 3 MORRISON STREET KIMBERLEY

Title: SITE PLAN

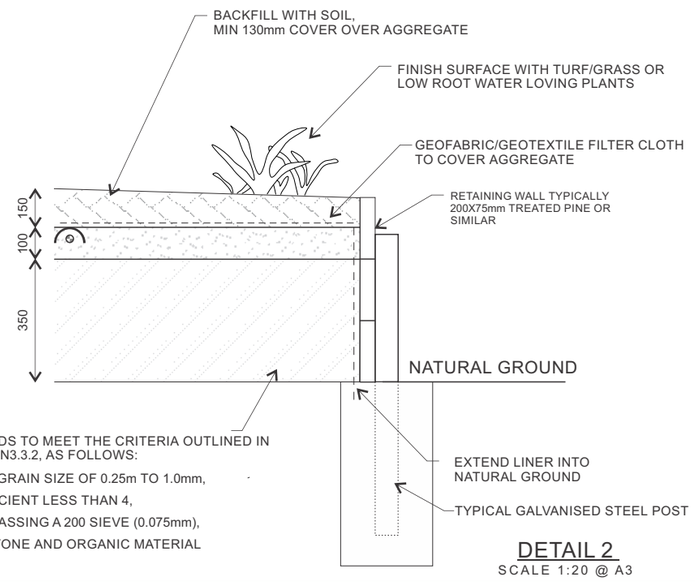
Project no: GL25642A

Drawing no. 1

IRRIGATION BED DIMENSION MAY BE ALTERED TO SUIT THE CLIENTS NEEDS
PROVIDED THE TOTAL AREA REMAINS 60m²



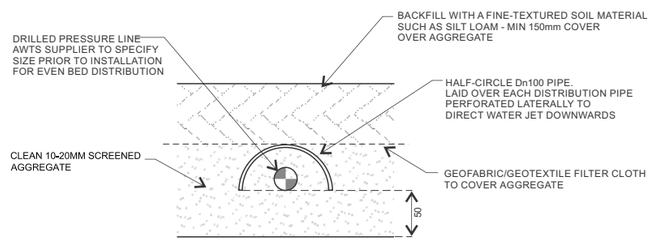
PLAN
SCALE 1:50 @ A3



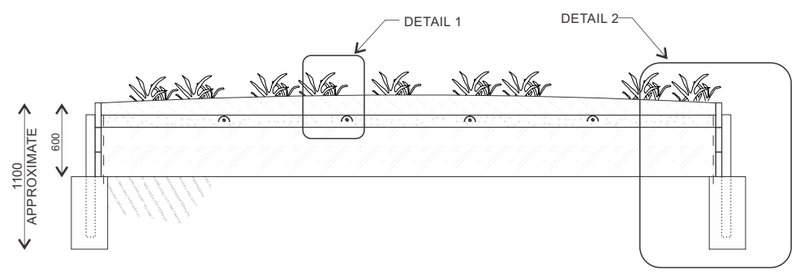
THE SAND-FILL MEDIA NEEDS TO MEET THE CRITERIA OUTLINED IN AS/NZS 1547:2012 SECTION N3.3.2, AS FOLLOWS:

a) MEDIUM SAND WITH A GRAIN SIZE OF 0.25m TO 1.0mm,
b) A UNIFORMITY COEFFICIENT LESS THAN 4,
c) LESS THAT 3% FINES PASSING A 200 SIEVE (0.075mm),
d) FREE OF CLAY, LIMESTONE AND ORGANIC MATERIAL

DETAIL 2
SCALE 1:20 @ A3



DETAIL 1



TYPICAL SECTION
SCALE 1:50 @ A3

GEOTON Pty Ltd				client:	MR NICHOLAS AYLOTT
				project:	3 MORRISON STREET KIMBERLEY
date	15/12/2025	drawn	RS		
scale	As Shown	approved	TB	title:	RAISED BED PLAN AND SECTION
original size	A3	rev		project no: GL25642A	Drawing no. 2

Appendix A

Borehole Logs

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ENGINEERING BOREHOLE LOG: BH1

Client : Mr Nicholas Aylott
Project : Site Classification & On-site Wastewater Assessment
Location : 3 Morrison St, Kimberley TAS

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

Sheet : 1 OF 1
Job No : GL25642A
Logged : Raj Sidhu
Logged Date : 06/11/2025
Drill Rig : Hand Auger - 55mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA					0.25		.	FILL - Sandy CLAY - low plasticity to medium plasticity, brown, fine to medium grained sand, trace organics	M	St	
				Refusal (very stiff)	0.50		CI	Gravelly to Sandy CLAY - medium plasticity, orange brown mottled grey, fine fine to medium grained sand, w = PL	M	VSt	
				Above 140kPa	0.75		CI	Sandy to Silty CLAY - medium plasticity to high plasticity, orange brown mottled grey, fine to medium grained sand, w = PL	M	VSt	
					1.00			BH1 Refusal at 1.2 m (Refusal inferred to be on very stiff clay)			

GEOTON
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ENGINEERING BOREHOLE LOG: BH2

Client : Mr Nicholas Aylott
Project : Site Classification & On-site Wastewater Assessment
Location : 3 Morrison St, Kimberley TAS

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

Sheet : 1 OF 1
Job No : GL25642A
Logged : Raj Sidhu
Logged Date : 06/11/2025
Drill Rig : Hand Auger - 55mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA					0.25		.	FILL - Sandy CLAY - low plasticity to medium plasticity, brown, fine to medium grained sand, trace organics	M	St	
							.	FILL - Silty SAND - fine to medium grained, dark grey, trace cobbles	M	L	
				V = 108kPa	0.50		CI	Sandy CLAY - medium plasticity, orange brown mottled grey, fine to medium grained sand, w = PL	M	VSt	
				Above 140kPa	0.75						
					1.00						
					1.25						
								BH2 Refusal at 1.4 m (Auger refusal inferred to be on very stiff clay)			

GEOTON
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ENGINEERING BOREHOLE LOG: BH3

Client : Mr Nicholas Aylott
Project : Site Classification & On-site Wastewater Assessment
Location : 3 Morrison St, Kimberley TAS

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

Sheet : 1 OF 1
Job No : GL25642A
Logged : Raj Sidhu
Logged Date : 06/11/2025
Drill Rig : Hand Auger - 55mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA					0.25		.	FILL - Silty SAND - fine to medium grained, dark grey or black	M-D	L	
					0.50		CI	Sandy CLAY - medium plasticity to high plasticity, brown orange mottled grey, fine to medium grained sand	M	VSt	
					0.75						
					1.00						
					1.25						
								BH3 Refusal at 1.3 m (Auger refusal inferred to be on very stiff clay)			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH4

Client : Mr Nicholas Aylott
Project : Site Classification & On-site Wastewater Assessment
Location : 3 Morrison St, Kimberley TAS

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

Sheet : 1 OF 1
Job No : GL25642A
Logged : Raj Sidhu
Logged Date : 06/11/2025
Drill Rig : Hand Auger - 55mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA							.	FILL - Silty SAND - fine to medium grained, dark grey or black	M-D	L	
					0.25		CI	Sandy CLAY - medium plasticity to high plasticity, brown orange mottled grey, fine to medium grained sand	M	VSt	
					0.50						
					0.75						
					1.00						
					1.25						
								BH4 Refusal at 1.5 m (Auger refusal inferred to be on very stiff clay)			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH5

Client : Mr Nicholas Aylott
Project : Site Classification & On-site Wastewater Assessment
Location : 3 Morrison St, Kimberley TAS

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

Sheet : 1 OF 1
Job No : GL25642A
Logged : Raj Sidhu
Logged Date : 06/11/2025
Drill Rig : Hand Auger - 55mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
HA							.	FILL - Silty SAND - fine to medium grained, dark grey or black	M-D	L	
					0.25		CI	Sandy CLAY - medium plasticity to high plasticity, brown orange mottled grey, fine to medium grained sand	M	VSt	
				112kPa	0.50						
					0.75						
				Above 140kPa	1.00						
								BH5 Refusal at 1.2 m (Auger refusal inferred to be on very stiff clay)			

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Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

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

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

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

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

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Soil Description Explanation Sheet (1of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

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

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

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

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

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

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Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

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

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

Appendix B

Example Plants

Taz Wild Plants

Phone: (03) 6384 2165
Fax: (03) 6384 2165
Web site: www.tazwild.com

Wastewater Treatment Units

Tasmanian Plants suitable for Water from Wastewater Treatment Units

Water from septic tanks and aerated wastewater treatment units such as Biocycle, Envirocycle or other may contain salts, boron and disease bearing microbes. The major ingredients of most cleaning fluids are various salts, of which common kitchen salt (sodium chloride) is the least common. These salts may have large concentrations in wastewater, which can have a detrimental effect on plants. The survival of plants will depend on the concentrations of salts. Long-term build up of chemicals and salts in the soil will adversely affect any plantings.

We can't guarantee these plants will survive but they are tolerant to reasonable amounts of the main offenders and will tolerate wet conditions.

Below is a list of plants to help make an attractive garden bed for your wastewater treatment area.

PLANTS 1 – 6m

Acacia mucronata
Variable sallow wattle, Narrow leaf wattle
An upright or spreading, medium to tall shrub 3-4m X 2-3m. Quick growing. Profuse cream to yellow flowers in spring, showy. Attracts seed eating birds. Drought tolerant.

Acacia verticillata
Prickly Moses
Prickly shrub to 2m. Useful habitat plant and very attractive in flower.

Banksia marginata
Honeysuckle, Silver banksia
Evergreen shrub or small tree with attractive narrow, smooth edged leaves which are square or notched at the end and silvery beneath. Greenish yellow cones of flowers that last as cut flowers. Grows well in sandy soil. Strong upright growth.

Bauera rubioides
Dog Rose
Hardy small to medium dense shrub. 1-2m X 1-2m wide with masses of dainty pink flowers, flowering most of year, attracting butterflies. Grows well in wet or moist soils, prefers acid soils. Likes full or filtered sun. Good coastal pant. Frost tolerant. Prune regularly. Good erosion control.

Callistemon pallidus
Lemon Bottlebrush
Evergreen medium shrub, very upright with silky leaves that become smooth with age. Lovely lemon yellow bottlebrushes in spring and summer. Likes a dry or moist position. Tolerates full or filtered sunlight. Attracts nectar eating birds.

Callitris oblonga
Cypress pine, South esk pine
This is one of Australia's native conifers. It has an attractive shrubby shape and is suitable for use in the garden as a fast growing hedge, since it can be pruned to shape. It is also useful for gardens where the soil is rocky and sandy but will tolerate a range of soils, providing the drainage is good.

Correa backhousiana
Velvet correa
A dense, bushy, spreading shrub to 1.5m high by 2m wide. Leaves are glossy green on top, rusty coloured underneath. Greenish cream bell flowers in winter. Spring bird attracting. Tolerates lime and coastal plantings. Usually frost resistant.

Leptospermum lanigerum
Woolley tea-tree
Hardy medium to large shrub 2.5 to 5m high x 1.2-3m wide, massed with white flowers during spring. Soft grey foliage. Prefers moist to wet soils with good drainage and will grow well in full or filtered sun. Attracts butterflies and seed eating birds. Tolerates light snow, smog and frost.

Melaleuca ericifolia
A very hard, fast growing small evergreen tree suited to most soils and aspects. Suitable for poorly drained or saline soils and withstands coastal exposure. Needle-like leaves and 2-3cm long cream flower spikes, in spring and early summer. Ideal for planting as a screen.

Melaleuca gibbosa
Fine leafed paperbark, Slender honey-myrtle
Evergreen small shrub with mauve/purple ball shaped flowers in late spring and summer. Suitable for most soils, tolerating lime and salt soil. Frost resistant.

Melaleuca squarrosa
Tall, bushy shrub, good foliage. Scented, yellow brush flowers, in spring-summer. Suitable for most soils, tolerating very wet conditions, lime, saline and frost.

Micrantheum hexandrum
River box
Attractive foliage plant with new growth showing red stems. Cream flowers in spring. Grows up to 2m high. Prune to form a dense screen plant.

Notelaea ligustrina
Native Olive, Mock olive, Privet mock olive
Tall shrub with smooth, dark green leaves. Small yellow flowers and purple fruit. Prefers a moist, semi-shaded position but grows well in a wide range of conditions.

Pomaderris apetala
Dogwood
Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

SHRUBS TO 1m

Amperea xiphoclada
Upright or arching stems. Attractive foliage sculpturesque in appearance to 60cm. Useful for basket weaving. Dry to moist sites.

Blechnum penna-marina
Alpine Water Fern
Attractive, low growing, matted ground cover. Leathery dark green fronds to 15cm long, tinged pink when young. Ideal hanging baskets. Rockeries and moist positions in the open ground.

Blechnum wattsii
Hard Water Fern
Hardy and vigorous fern with dark green leathery fronds to 1m tall. Very easily grown in large pot or a moist, shady position in the ground.

Callistemon viridiflorus
Green Bottlebrush
Erect shrub with pale green bottlebrushes. Good in damp conditions. 1-2m X 1m. Frost resistant.

Carex appressa
Tall sedge, Tussock sedge
A tall perennial to 1.8m high. Stems acutely 3 angled and leaves 3-6mm broard. Occurs in winter wet depressions that can dry out completely in summer. Flowers in spring.

Carex inyx
Tassell Sedge
Evergreen clump forming sedge with green foliage and gorgeous golden brown pendulous tassels 1m x 1m.

Carex tasmanica
Curley Sedge
An upright sedge to 30cm. Attractive tight curls on tips of leaves. Wet sites but will tolerate long dry spells.

Dianella tasmanica
Flax Lily
An evergreen perennial plant with arching, strap-like leaves which can be up to 1.2m long. During spring and summer this plant bears clusters of nodding, star shaped, bright blue to purple flowers which are followed by glossy deep blue berries. Thrives in a sunny to partly shaded position in humus rich, well drained soil. Ideal for rockeries, poolside planting and containers.

Ficinea nodosa (syn isolepis nodosa)
Knobby club rush
Dense tufted native rush with stiff stems. Rounded brown flower knobs in summer. Suit damp or moist sandy soil. 60cm X 1m wide.

Ficinea nodosa (syn isolepis nodosa)
Knobby club rush (syn. Isolepis nododa)
Ideal for planting around pond margins, this fast growing perennial plant forms clumps of upright, often arching, dark green stems. Brownish, globular flower heads are produced throughout the year. A tough hardy plant which thrives in full sun in a range of soils. Tolerates salt spray, waterlogged and saline soils. Adds texture and colour to seaside gardens and water features, useful for general garden planting.

Goodenia elongata
Lanky Goodenia
Suckering ground cover 10cm tall X 50cm. Glossy green leaves, rich yellow flowers on tall stems spring-summer, prefers moist soils in full sun or part shade.

Isolepis inundata
Knobby club rush, Swamp club rush
Handy aquatic for waters edge or general planting (eg. shrub beds, dry creek beds).

Lomandra longifolia
Long leaf mat bush, Sagg
A popular plant for use as accent in gardens, where the rush like foliage contrasts well with broad leafed plants. Use it next to ponds or as a boarder plant. Flowers in spring, bearing clusters of cream, strongly perfumed flowers - great for use in flora arrangements. A very adaptable plant that will grow well in a range of soils but does best in a moist position.

Mazus pumilio
Mauve carpet
Low growing creeping plant. Ideal ground cover, with mauve flowers, spring and summer. Semi shade or sun.

Melaleuca squamea
A bushy shrub to 1m with stunning mauve flowers in spring-summer. Grows well in a damp spot. Frost hardy.

Poa labillardieri
A popular native grass grown for its soft blue foliage. In the warmer months this clumping plant produces an attractive flower head with a purple tint. Thrives in a sunny to partly shaded position and grows in a range of soils. Suitable for planting under trees, embankments and mass plantings. Cut to just above ground level in late winter for fresh new spring growth.

Polystichum proliferum
Mother Shield Fern
An easy to grow fern with attractive green fronds. New fronds are covered with eye catching brownish scales. An ideal plant for ferneries and shaded garden positions but will perform equally well when planted in a container. Plant in humus rich, moist, well drained soil in part shade. Fertilise with a good organic fertilizer. When planting in containers use a premium potting mix.

Polystichum proliferum
Mother Shield Fern
Attractive native fern with arching fronds to 1m long forming plantlets near the tip. Very easily grown in a moist position in morning or filtered sun. Suitable for tubs.

Pratia pedunculata
Blue pratia, Common pratia, White pratia
This dainty, spreading plant forms a carpet of tiny green leaves which from spring to early summer is smothered in a mass of tiny, white flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers and makes an attractive groundcover. Thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Pratia pedunculata
Blue pratia, Common pratia, White pratia
This dainty, spreading plant forms a carpet of tiny, green leaves, which from spring to early summer is smothered in a mass of tiny blue flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers, and makes an attractive groundcover, thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Scaevola hookeri
Creeping fan flower, Mat fan flower
A very densely matting, evergreen groundcover with glossy, dark green leaves and small, white fan-shaped flowers in flushes, during spring, summer and autumn. An excellent soil binding plant for average to moist positions. Frost hardy.

Velleia paradoxa
Spur valleia
Wild flower 20cm X 20cm with large yellow flowers spring and summer. Prefers moist soils which are well drained and part shade to full sun.

Viola fuscoviolacea
A spreading, matting violet with attractive dense foliage and tiny deep purple-blue flowers in spring and summer. Prefers a moist position. Withstands frosts and snow.

Viola hederacea
Native violet
An attractive creeping evergreen perennial with fan shaped leaves. This plant produces beautiful mauve flowers over a long flowering period. An ideal ground cover for full sun to part shade in well drained soils.

TREES

Acacia dealbata
Silver Wattle
A tall tree with a smooth trunk, often decorated with silvery, mottled patches contrasting with the greyish-green leaves. In spring, clusters of golden-yellow, fluffy ball like flowers almost cover the whole tree.

Acacia melanoxylon
Blackwood
A beautiful formal tree that produces one of Australia's most sought after woods for cabinet making. Light yellow flowers occur in winter and early spring. A useful tree for a windbreak or screen as it grows densely. It is also tolerant of a wine range of positions, however its height and width will be greatest if the soil is moist and fertile.

Eucalyptus ovata
Black gum, Swamp gum
Evergreen medium to tall moisture loving tree, good for poorly drained soils. Smooth white trunk. Masses of white flowers in autumn which attract birds. Frost hardy. Good tree for cool districts. Water absorber. Drought tolerant. Excellent shade and windbreak tree.

Eucalyptus rodwayi
Swamp Peppermint
This tree is suitable for a wide range of conditions, from very dry sandy soils to river banks. Grows 15 to 20m.

Eucalyptus viminalis
White Gum
A magnificent tree with a lovely white trunk. This tree is suitable for very dry to very wet sites. Its height is 20 to 40m depending on availability of moisture.

Pomaderris apetala
Dogwood
Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

Prostanthera lasianthos
Christmas bush, Tasmanian Christmas bush
The Tasmanian Christmas bush comes into flower around Christmas with masses of mint scented foliage. A rapid growth in a range of soils but for best results grow in a well drained soil and mulch to retain moisture in the drier months. An attractive plant that will grow in a range of positions in the garden.

Tasmannia lanceolata
Mountain pepper, Native pepper
Small leafed mountain form. Handsome foliage shrub with bright green leaves and red stems. Creamy-yellow flowers in spring. Slow growing to 1.5m, hardy in a cool moist well drained position in sun or shade.

Appendix C

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Mr Nicholas Aylott *Owner /Agent*

525 Cluan Road *Address*

Cluan Tas 7303 *Suburb/postcode*

Qualified person details:

Qualified person: Tony Barriera - Geoton Pty. Ltd.

Address: PO Box 522 Phone No: 03 6326 5001

Prospect Tas 7250 Fax No:

Licence No: CC6220 P Email address: admin@geoton.com.au

Qualifications and Insurance details: Tony Barriera – BEng, MSc CPEng, NER – IEAust 471929 Civil, Geotechnical Certain Underwriters at Lloyd's- About Underwriting

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Geotechnical Engineering

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

Details of work:

Address: 3 Morrison Street Lot No: 149

Kimberley Tas 7304 Certificate of title No: 86734/149

The assessable item related to this certificate: Classification of foundation conditions according to AS2870 - 2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Site Classification – AS2870

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

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

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

or

a building, temporary structure or plumbing installation: X

In issuing this certificate the following matters are relevant –

Documents:	Geoton Pty Ltd, Report Reference No. GL25642Ab, dated 15/12/2025
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:	*Certificate No:*	*Date:*
Qualified person:		GL25642Ab	15/12/2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Mr Nicholas Aylott *Owner name*
525 Cluan Road *Address*
Cluan, Tas 7303 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Mr Nicholas Aylott
Designer's project reference No. GL25642Ab
Address: 3 Morrison Street
Lot No: 149
Kimberley, Tas 7304

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

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

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

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

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

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

Other details:
All design documents provided in Report GL25642Ab, dated 15/12/2025

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

All design documents are contained within report

AS/NZS1547:2012 On-site domestic-wastewater management

Any other relevant documentation:

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		15/12/2025
Licence No:	CC6220P		

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		15/12/2025

GEOTON Pty Ltd
Geotechnical Consultants

LOADING CERTIFICATE

To: **Mr Nicholas Aylott** *Owner /Agent*
525 Cluan Road *Address*
Cluan Tas 7303 *Suburb/postcode*

Certificate Ref:
AS/NZS 1547:2012
Section 7.4.2

Details of work:

Address: **3 Morrison Street** Lot No: 149
Kimberley Tas **7304** Certificate of title No: 86734/149

The work related to this certificate: On-site domestic-wastewater management *(description of the work or part work being certified)*

Certificate details:

In issuing this certificate the following matters are relevant –

Documents: Report GL25642Ab dated 15/12/2025
Drawing 1 – Site Plan
Drawing 2 – 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 = 6 (4 bedroom dwelling)
Wastewater volume (L/day) used for this assessment = 720 (120 Litres per person)
Approximate blackwater volume (L/day) = 288
Approximate greywater volume (L/day) = 432

Soil Characteristics/Design Criteria

Texture (Table E1 from AS/NZS 1547) = Light Clay
Soil category (Table E1 from AS/NZS 1547) = 5
Soil structure (Table E4 from AS/NZS 1547) = Strongly structured
Indicative permeability (Table 5.1 from AS/NZS 1547) = 0.12-0.5m/day
Adopted permeability = 0.3m/day
Adopted Design Loading Rate = 12mm/day
Soil thickness for disposal = >1.5m
Minimum depth (m) to water = 1.5m

Dimensions for On-Site Treatment System

Disposal and treatment methods = Secondary Treated System (STS) and Raised Conventional Bed
Site modification and specific design = Not required
Primary disposal area required = 60m^2
Reserve disposal area required = 60m^2
Location and use of Reserve area = Reserve area located to the northwest of the proposed dwelling.
Is there sufficient area available on site for disposal (including reserve) = Yes

Notes

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

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

Allowable Variation from Design Flow

Based on an approved STS 8 EP system (8 equivalent persons) rated at 1200 litres per day and a wastewater design volume of 720L/day the allowable variation from design flow (peak loading events) would be an additional 480L/day.

System Limitations

Consequences of overloading the system:

(A) Adverse effects on soil properties and plant growth through excess salt accumulation in the root zone during extended dry periods
(B) Harmful long-term environmental effects to the soil of land application system or the adjacent surface water and groundwater; or
(C) Increased risk to public heath from surface ponding in the land application area or channelling or seepage beyond the land application area.

Consequences of underloading the system:

Not applicable to this type of system.

Operation Requirements

Refer to operation manual of preferred aerated waterwater treatment system.

Maintenance Requirements

Refer to operation manual of preferred aerated waterwater treatment system.

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		15/12/2025	GL25642Ab