



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA2024/230**

LOCATION OF AFFECTED AREA

**58B KATHLEEN DRIVE, OLD BEACH**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**SINGLE DWELLING**

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **28/01/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au). REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

**JAMES DRYBURGH**  
**Chief Executive Officer**



**Brighton**  
*going places*

# PROPOSED NEW RESIDENCE

@ No58b Kathleen Drive, OLD BEACH

For: Mr Gerrard C Lynd and Kayler M Gadd

## DRAWING SCHEDULE.

|       |                             |       |                     |
|-------|-----------------------------|-------|---------------------|
| Wd00. | Cover Sheet                 | Wd16. | Elevations          |
| Wd01. | Part Site and Location Plan | Wd17. | Elevations          |
| Wd02. | Stormwater Management Plan  | Wd18. | Wet Area Details    |
| Wd03. | Bushfire Hazard Plan        | Wd19. | Specification Notes |
| Wd04. | Hydraulics (Sewer)          | Wd20. | General Notes       |
| Wd05. | Hydraulics (Stormwater)     | Wd21. | Vehicle Swept Path  |
| Wd06. | Slab Plan                   |       |                     |
| Wd07. | Slab Details                |       |                     |
| Wd08. | Floor Plan                  |       |                     |
| Wd09. | Roof Plan/Window Schedule   |       |                     |
| Wd10. | Roof Framing Plan           |       |                     |
| Wd11. | Bracing Plan                |       |                     |
| Wd12. | Bracing details             |       |                     |
| Wd13. | Electrical/Lighting Layout  |       |                     |
| Wd14. | Sections                    |       |                     |
| Wd15. | Detailed Wall Section       |       |                     |

### DEVELOPMENT DETAILS

No 58B (Lot 1) Kathleen Drive, OLD BEACH. TAS 7071  
Land District of Monmouth  
Parish of Forbes  
Title Reference. C.T.185606/1  
Property ID. 9341198  
Municipality. Brighton  
Site Area= 2.606ha (26,060m<sup>2</sup>)

### GROSS FLOOR AREA'S

#### PROPOSED RESIDENCE:

LIVING: 204.44m<sup>2</sup>  
GARAGE: 44.10m<sup>2</sup>  
DECK: 20.28m<sup>2</sup>  
TOTAL: 268.82m<sup>2</sup>

Car spaces 3No supplied

Site Cover 268.82m<sup>2</sup> = 1.0315%

Designated Bushfire-Prone Area (BAL)

BAL rating 19.0

Report prepared by James Rogerson of  
ROGERSON & BIRCH SURVEYORS (BFP-161)

Soil Report prepared by GES (Geo-Environmental Solutions)

Soil Classification 'H-1'

Wind Classification N3 (50m/s)

### FUTURE DEVELOPMENT

SHED 63.00m<sup>2</sup>  
CARPORT 49.00m<sup>2</sup>  
TOTAL: 112.00m<sup>2</sup>

### TOTALS WHEN FUTURE WORKS ARE COMPLETED:

TOTAL AREAS/FOOTPRINT: 380.82m<sup>2</sup> =1.461

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LYNNELG P/L

# use figure dimensions in  
preference to scale - all  
dimensions and levels to be  
verified on site

### AMENDMENTS:

'A'  
DWG numbering amended  
plus one DWG added  
(19-12-2024)



Glen Harris CC. 290'Q'  
P.O. Box243  
CAIRNS NORTH  
Mobile; 0402 867 929  
Email:  
southeastdesign@iprimus.com.au

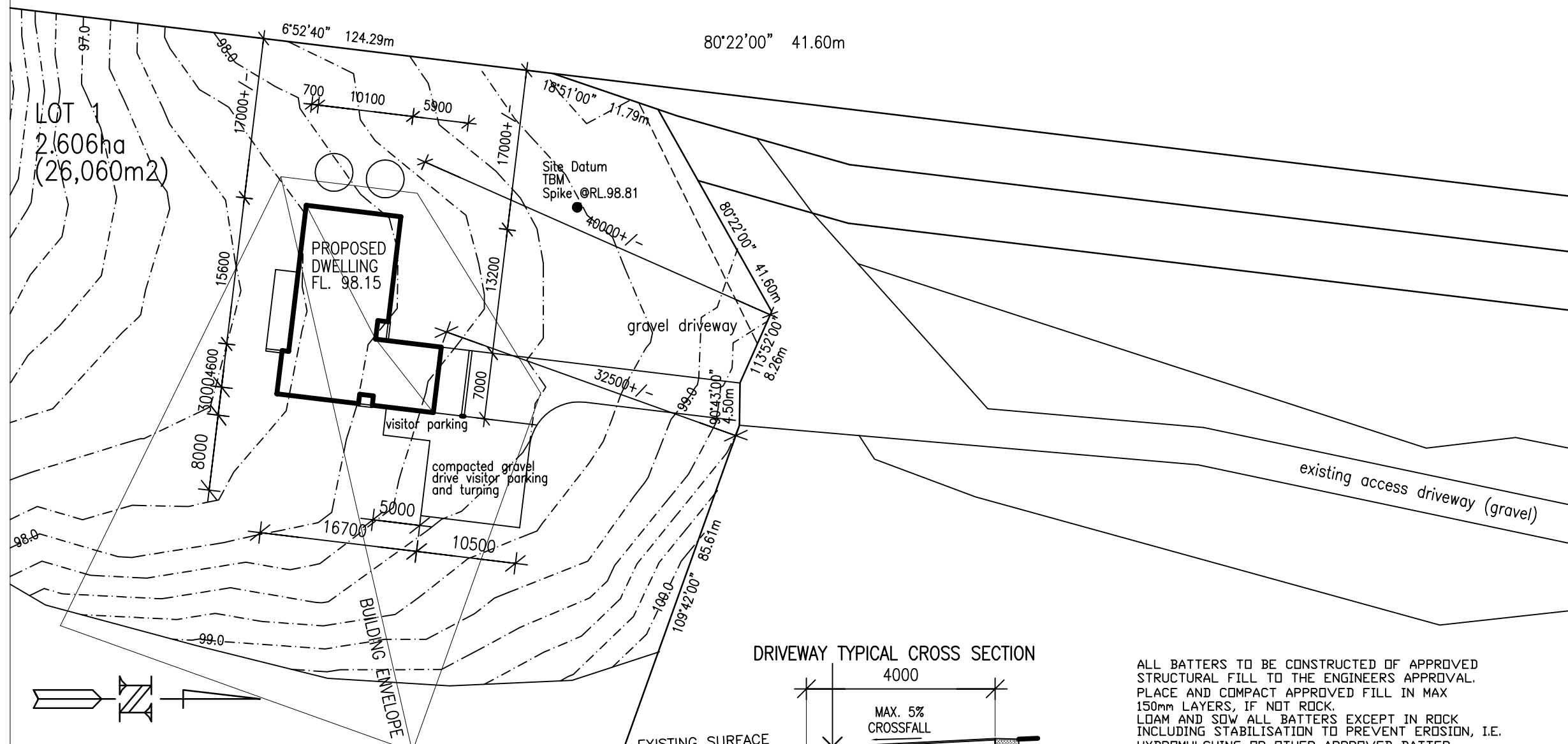
JOB NO: 2024.12

NOV  
2024

drawing no:

12-Wd00'A'

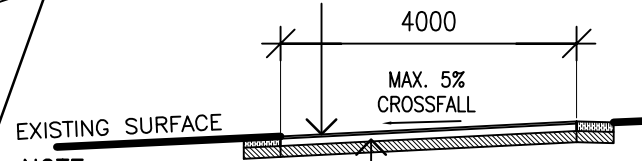
This building shall be constructed in accordance with the TAS. Building Act, the BCA, all referenced and relevant Australian Standards and manufacturers specifications and or instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the Designer for the structural integrity and performance of the building. All plans are copyright and may not be reproduced in whole or in part without the written permission from South East Design & Drafting. Do not scale; confirm all dimensions and levels before commencing construction. Any discrepancies to be reported to the Designer for clarification or advice prior to proceeding with the work. **Notes on individual drawings to be read in conjunction with Construction Notes sheet.**



**PART SITE PAN**

Scale: 1.500

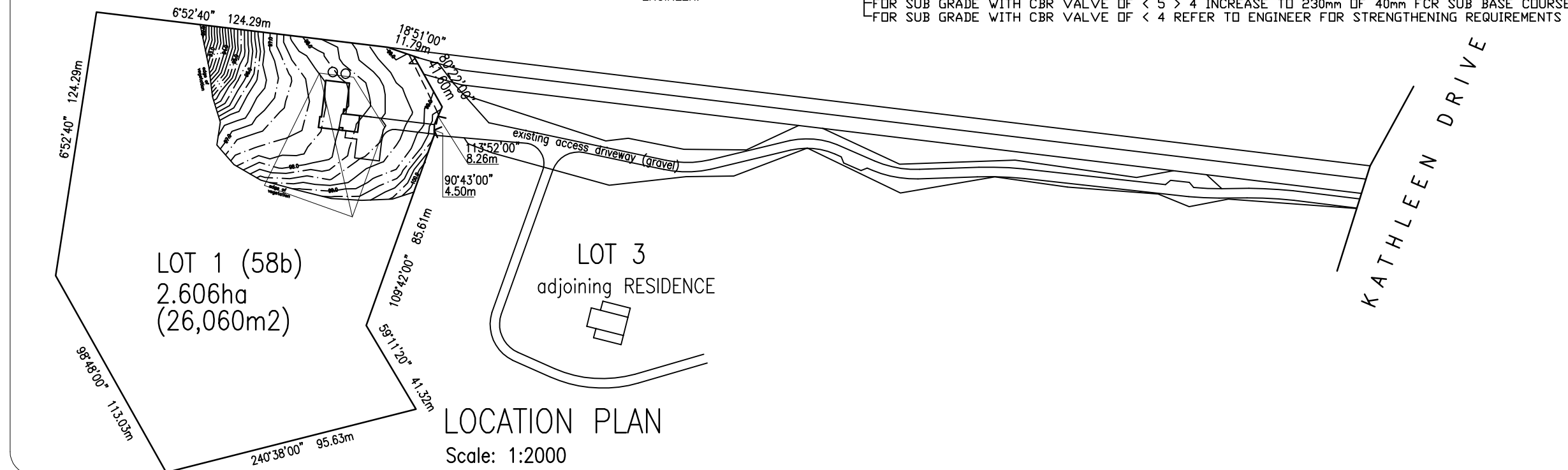
**DRIVEWAY TYPICAL CROSS SECTION**



**NOTE:**  
CUT BATTER SLOPES TO BE ADJUSTED TO SUIT VARIABLE SITE CONDITIONS AS DIRECTED BY THE ENGINEER.

- 150mm COMPACTED THICKNESS, 40mm FCR SUB BASE COURSE
- OVER APPROVED STRIPPED AND COMPACTED SUB-GRADE WITH
- A MINIMUM C.B.R. OF 6, TO BE CONFIRMED BY SITE MEASUREMENT.
- FOR SUB GRADE WITH CBR VALUE OF < 6 > 5 INCREASE TO 180mm OF 40mm FCR SUB BASE COURSE
- FOR SUB GRADE WITH CBR VALUE OF < 5 > 4 INCREASE TO 230mm OF 40mm FCR SUB BASE COURSE
- FOR SUB GRADE WITH CBR VALUE OF < 4 REFER TO ENGINEER FOR STRENGTHENING REQUIREMENTS

ALL BATTERS TO BE CONSTRUCTED OF APPROVED STRUCTURAL FILL TO THE ENGINEERS APPROVAL. PLACE AND COMPACT APPROVED FILL IN MAX 150mm LAYERS, IF NOT ROCK. LOAM AND SOW ALL BATTERS EXCEPT IN ROCK INCLUDING STABILISATION TO PREVENT EROSION, I.E. HYDROMULCHING OR OTHER APPROVED BATTER STABILISATION METHOD.



**LOCATION PLAN**

Scale: 1:2000

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# use figure dimensions in preference to scale – all dimensions and levels to be verified on site

**AMENDMENTS:**

'A'  
driveway detail added  
proposed shed deleted  
(19-12-2024)



Glen Harris CC. 290'Q'  
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Mob: 0402 867929  
Email:  
southeastdesign@iprimus.com.au

client:  
Gerrard C LYND and  
Kayler M Gadd  
project & address:

**Proposed New Residence**  
**@ 58b Kathleen Drive**  
**OLD BEACH**

title:  
**PART SITE PLAN**  
**LOCATION PLAN**

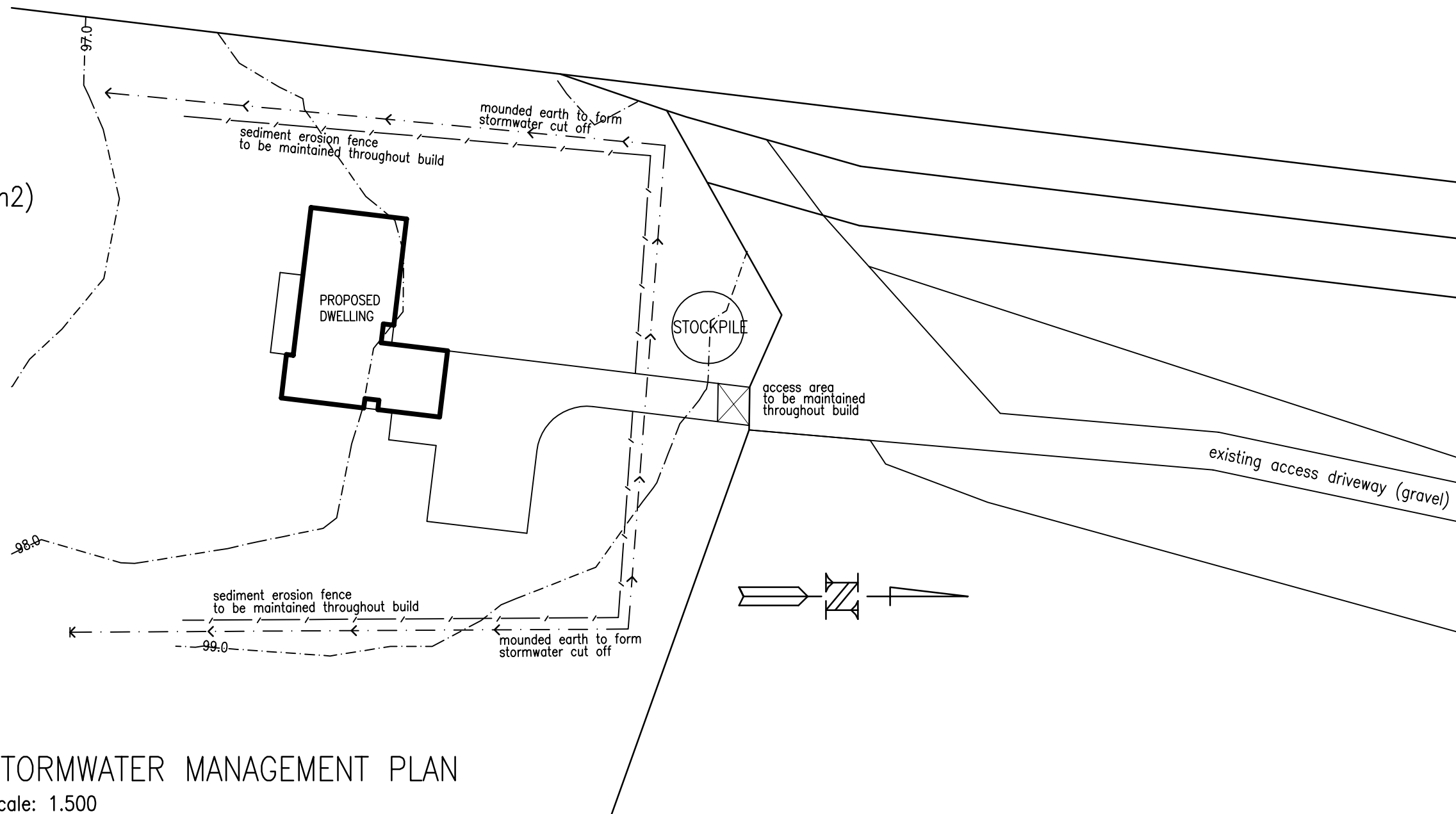
scale: 1:500, 1:2000  
drawn: GWH

date: 13/11/2024  
job no: 2024-12

drawing no:  
**12-Wd01'A'**

This building shall be constructed in accordance with the TAS. Building Act, the BCA, all referenced and relevant Australian Standards and manufacturers specifications and or instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the Designer for the structural integrity and performance of the building. All plans are copyright and may not be reproduced in whole or in part without the written permission from South East Design & Drafting. Do not scale; confirm all dimensions and levels before commencing construction. Any discrepancies to be reported to the Designer for clarification or advice prior to proceeding with the work. **Notes on individual drawings to be read in conjunction with Construction Notes sheet.**

LOT 1  
2.606ha  
(26,060m<sup>2</sup>)



### STORMWATER MANAGEMENT PLAN

Scale: 1.500

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#### AMENDMENTS:

'A'  
proposed shed deleted  
(19-12-2024)



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Kayler M Gadd  
project & address:

**Proposed New Residence  
@ 58b Kathleen Drive  
OLD BEACH**

title:  
**STORMWATER MANAGEMENT  
PLAN**

scale: 1:500  
date: 13/11/2024  
drawing no:

drawn: GWH  
job no: 2024-12

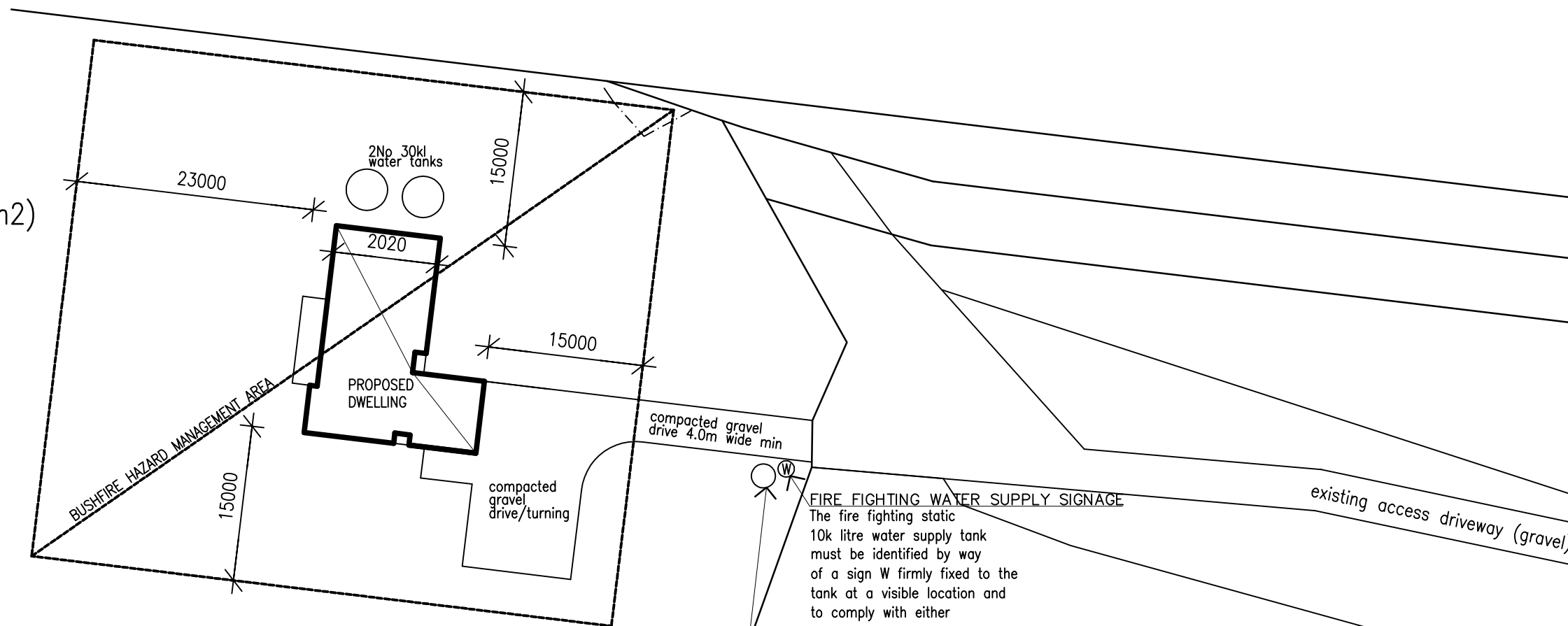
**12-Wd02'A'**

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AMENDMENTS:  
'A'  
proposed shed deleted  
(19-12-2024)

LOT 1  
2.606ha  
(26,060m<sup>2</sup>)



## BUSHFIRE HAZARD PLAN

Scale: 1.500

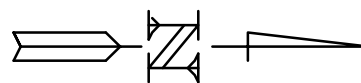
### NOTES

Designated Bushfire-Prone Area (BAL)  
BAL rating 19.0  
Please refer to Report prepared by  
JAMES ROGERSON of  
ROGERSON & BIRCH SURVEYORS (BFP-161)

10,000litre colorbond water tank  
for FIRE FIGHTING ONLY fitted  
with a STORTS VALVE and  
placed on a level compacted

### FIRE FIGHTING WATER SUPPLY SIGNAGE

The fire fighting static  
10k litre water supply tank  
must be identified by way  
of a sign W firmly fixed to the  
tank at a visible location and  
to comply with either  
ASD2305-2011 or to  
Tas Fire Requirements



### NOTE:

PROPOSED DRIVEWAY TO BE CONSTRUCTED  
IN ACCORDANCE WITH THE TFS 'BUILDING FOR  
BUSHFIRE' PROPERTY ACCESS GUIDELINES  
Minimum access driveway width of 4m  
minimum vertical clearance of 4 metres,  
Minimum horizontal clearance of  
.5m either side of the carriageway,  
Cross falls of less than 3 degrees (1:20, or 5%),  
Dips less than 7 degrees (1:8, or 12.5%)  
entry & exit angle  
and maximum 18% grade for gravel access driveway  
Curves with a minimum inner radius of 10m,

**LYNNELG P/L**  
(drafting)

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Kayler M Gadd  
project & address:

**Proposed New Residence**  
**© 58b Kathleen Drive**  
**OLD BEACH**

title:  
BUSHFIRE HAZARD PLAN

scale: 1:500  
date: 13/11/2024  
drawing no: 12-Wd03'A'

drawn: GWH  
job no: 2024-12

This building shall be constructed in accordance with the TAS Building Act, the BCA, all referenced and relevant Australian Standards and manufacturers specifications and or instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the Designer for the structural integrity and performance of the building. All plans are copyright and may not be reproduced in whole or in part without the written permission from South East Design & Drafting. Do not scale; confirm all dimensions and levels before commencing construction. Any discrepancies to be reported to the Designer for clarification or advice prior to proceeding with the work. **Notes on individual drawings to be read in conjunction with Construction Notes sheet.**

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 # use figure dimensions in preference to scale – all dimensions and levels to be verified on site

AMENDMENTS:  
 'A'  
 stormwater design deleted (new DWG)  
 (19-12-2024)

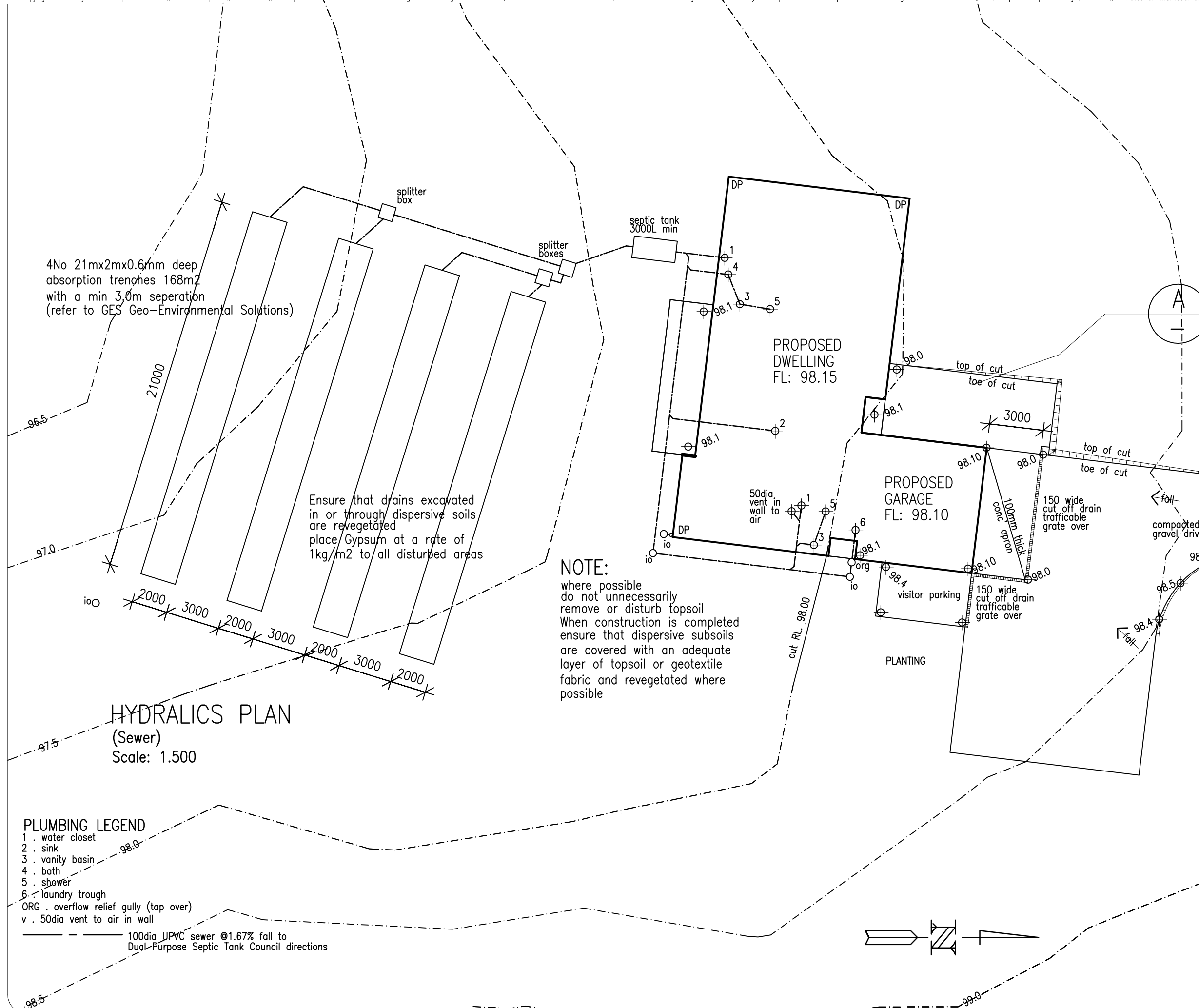


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 Kayler M Gadd  
 project & address:  
**Proposed New Residence  
 @ 58b Kathleen Drive  
 OLD BEACH**

title:  
**HYDRAULICS PLAN  
 (Sewer)**  
 scale: 1:200  
 date: 13/11/2024  
 drawing no: 12-Wd04'A'

drawn:  
 GWH  
 job no:  
 2024-12

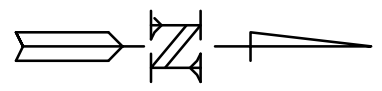


**HYDRAULICS PLAN**  
 (Sewer)  
 Scale: 1.500

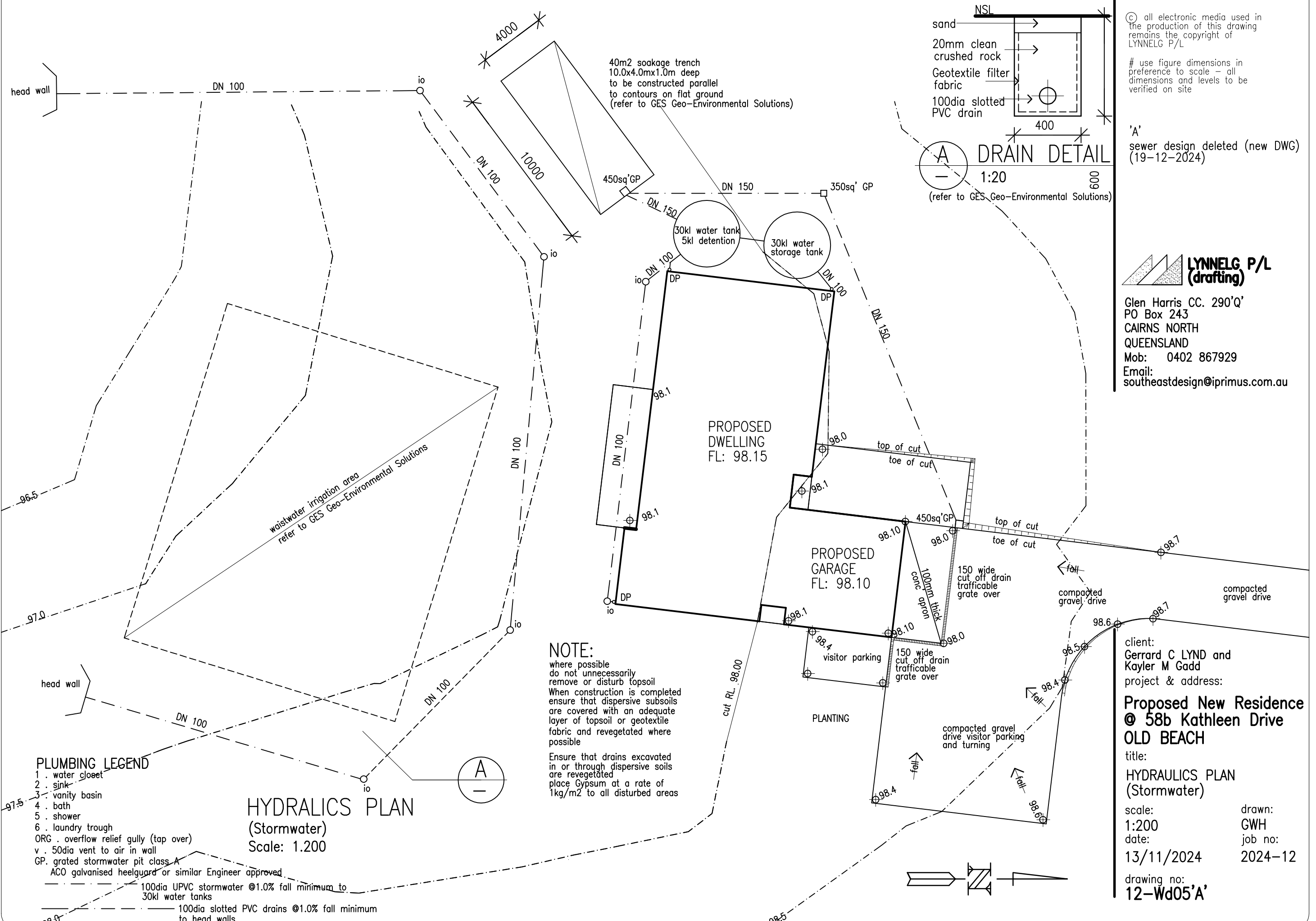
**PLUMBING LEGEND**

- 1 . water closet
- 2 . sink
- 3 . vanity basin
- 4 . bath
- 5 . shower
- 6 . laundry trough
- ORG . overflow relief gully (tap over)
- v . 50dia vent to air in wall

100dia UPVC sewer @1.67% fall to  
 Dual Purpose Septic Tank Council directions



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'A'  
sewer design deleted (new DWG) (19-12-2024)

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(drafting)  
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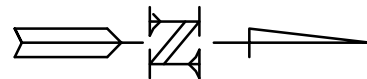
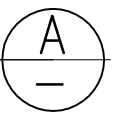
client:  
Gerrard C LYND and  
Kayler M Gadd  
project & address:  
**Proposed New Residence**  
**@ 58b Kathleen Drive**  
**OLD BEACH**  
title:  
**HYDRAULICS PLAN**  
(Stormwater)  
scale: 1:200  
date: 13/11/2024  
drawing no: 12-Wd05'A'

drawn:  
GWH  
job no:  
2024-12

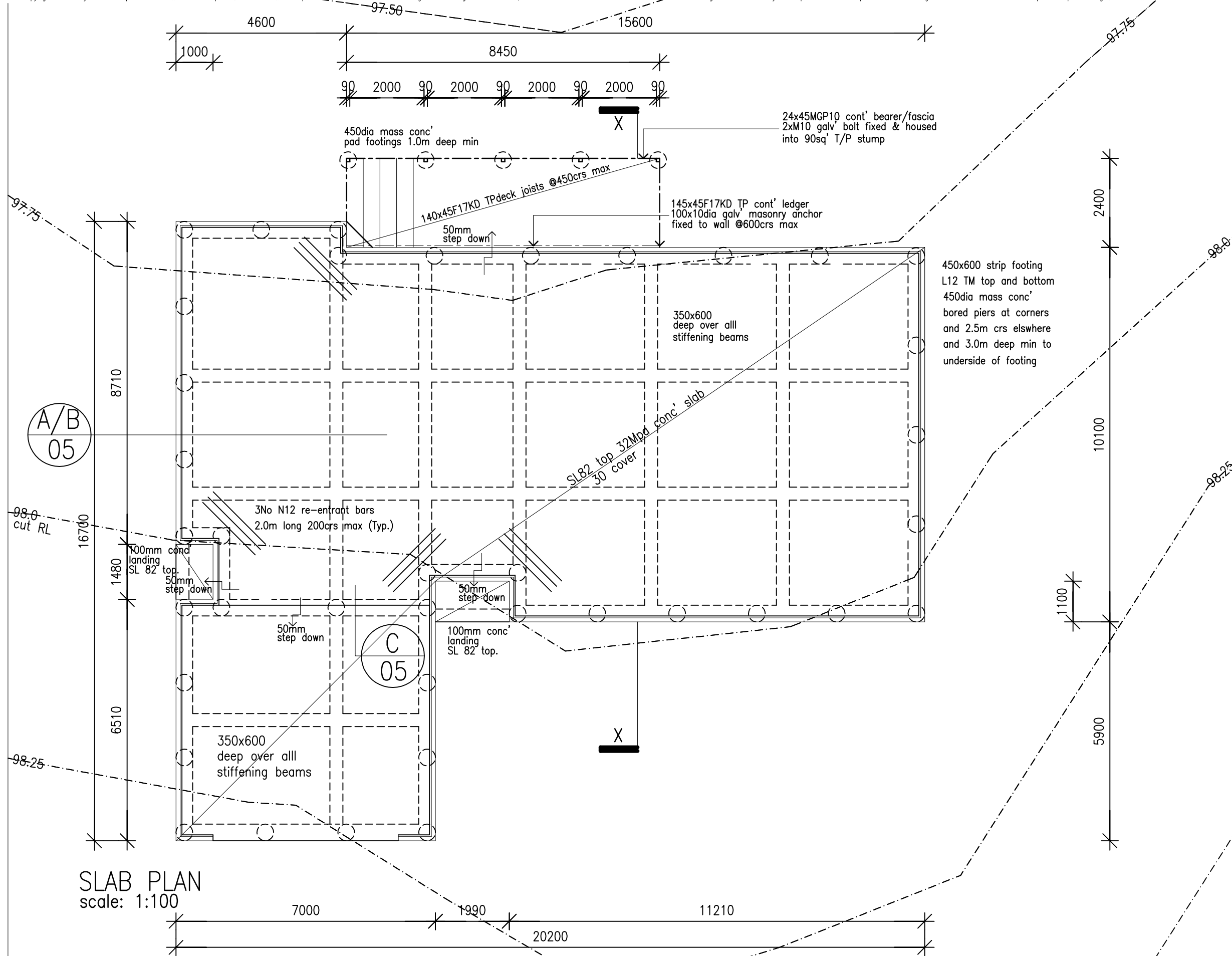
**PLUMBING LEGEND**

- 1 . water closet
- 2 . sink
- 3 . vanity basin
- 4 . bath
- 5 . shower
- 6 . laundry trough
- ORG . overflow relief gully (tap over)
- v . 50dia vent to air in wall
- GP . grated stormwater pit class A
- ACO galvanised heelguard or similar Engineer approved

**HYDRAULICS PLAN**  
(Stormwater)  
Scale: 1:200



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AMENDMENTS:



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 Kayler M Gadd  
 project & address:

**Proposed New Residence  
 @ 58b Kathleen Drive  
 OLD BEACH**

title:  
 SLAB PLAN

scale: 1:100  
 date: 13/11/2024  
 drawing no: 12-Wd06

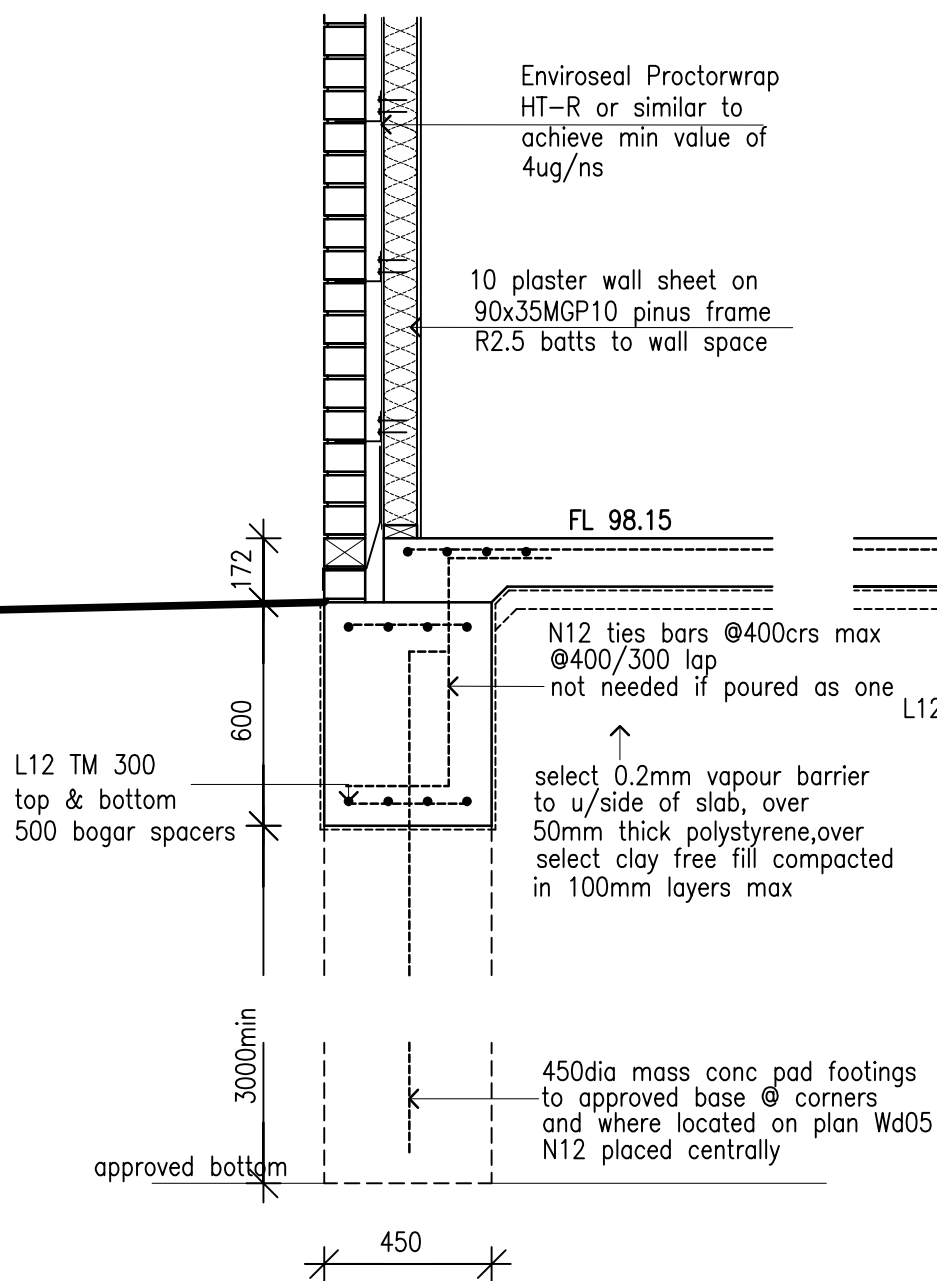
drawn: GWH  
 job no: 2024-12

SLAB PLAN  
 scale: 1:100

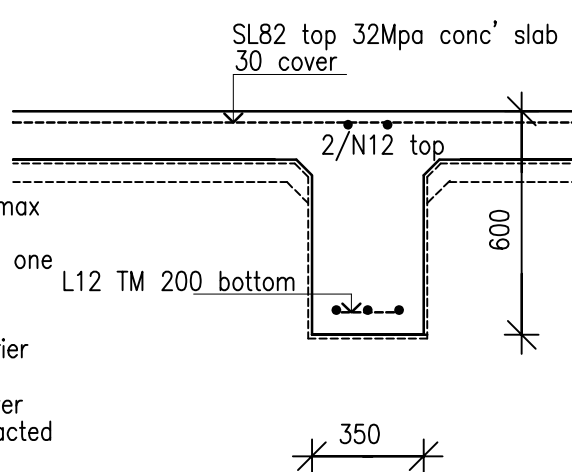
Soil Report prepared by GES (Geo-Environmental Solutions)  
 site soil classification H-1



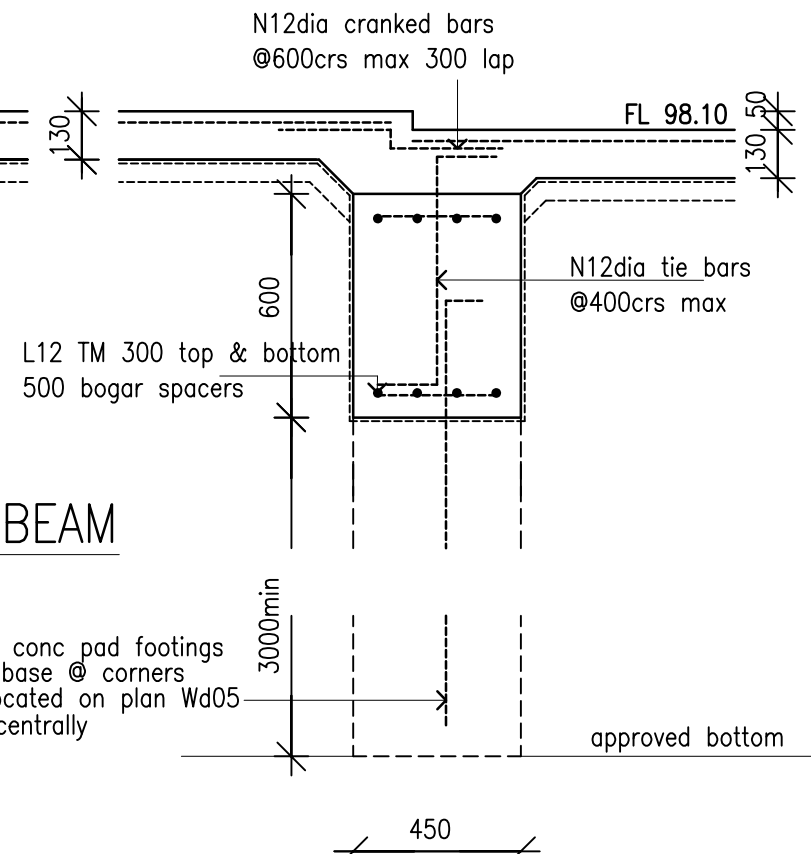
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**A**  
05  
SLAB EDGE DETAIL  
1:20



**B**  
05  
STIFFENING BEAM  
1:20



**C**  
05  
STEP DETAIL  
1:20

SLAB/FOOTING DETAILS  
scale: 1:20

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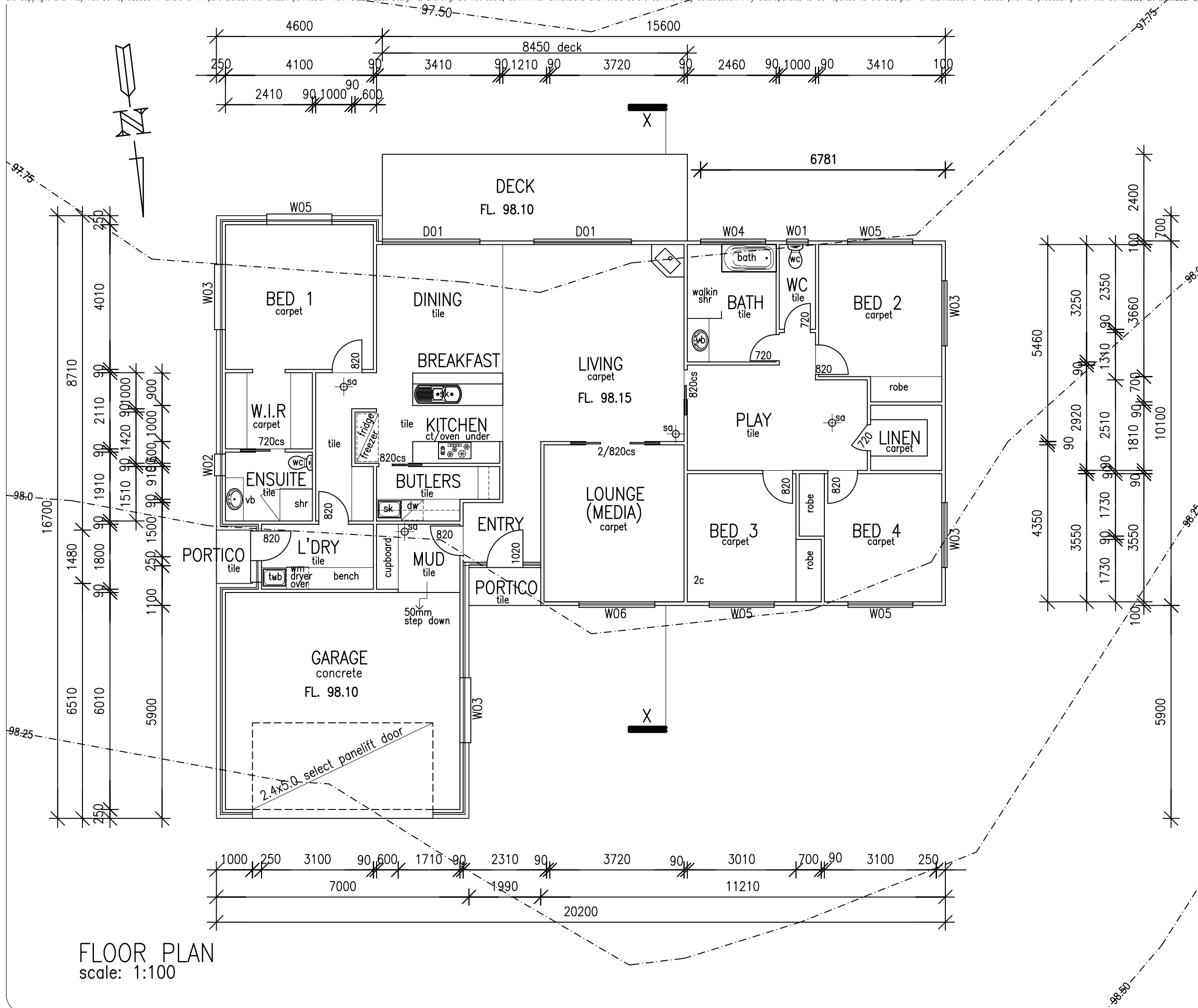
client:  
Gerrard C LYND and  
Kayler M Gadd  
project & address:

**Proposed New Residence  
@ 58b Kathleen Drive  
OLD BEACH**

title:  
SLAB & FOOTING DETAILS

scale: 1:20  
date: 13/11/2024  
drawing no: 12-Wd07  
drawn: GWH  
job no: 2024-12

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AMENDMENTS:  
 'A'  
 Main bathroom width extended (05/12/2024)



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 Kayler M Gadd  
 project & address:

**Proposed New Residence  
 @ 58b Kathleen Drive  
 OLD BEACH**

title:  
**FLOOR PLAN**

scale:  
 1:100

date:  
 13/11/2024

drawing no:

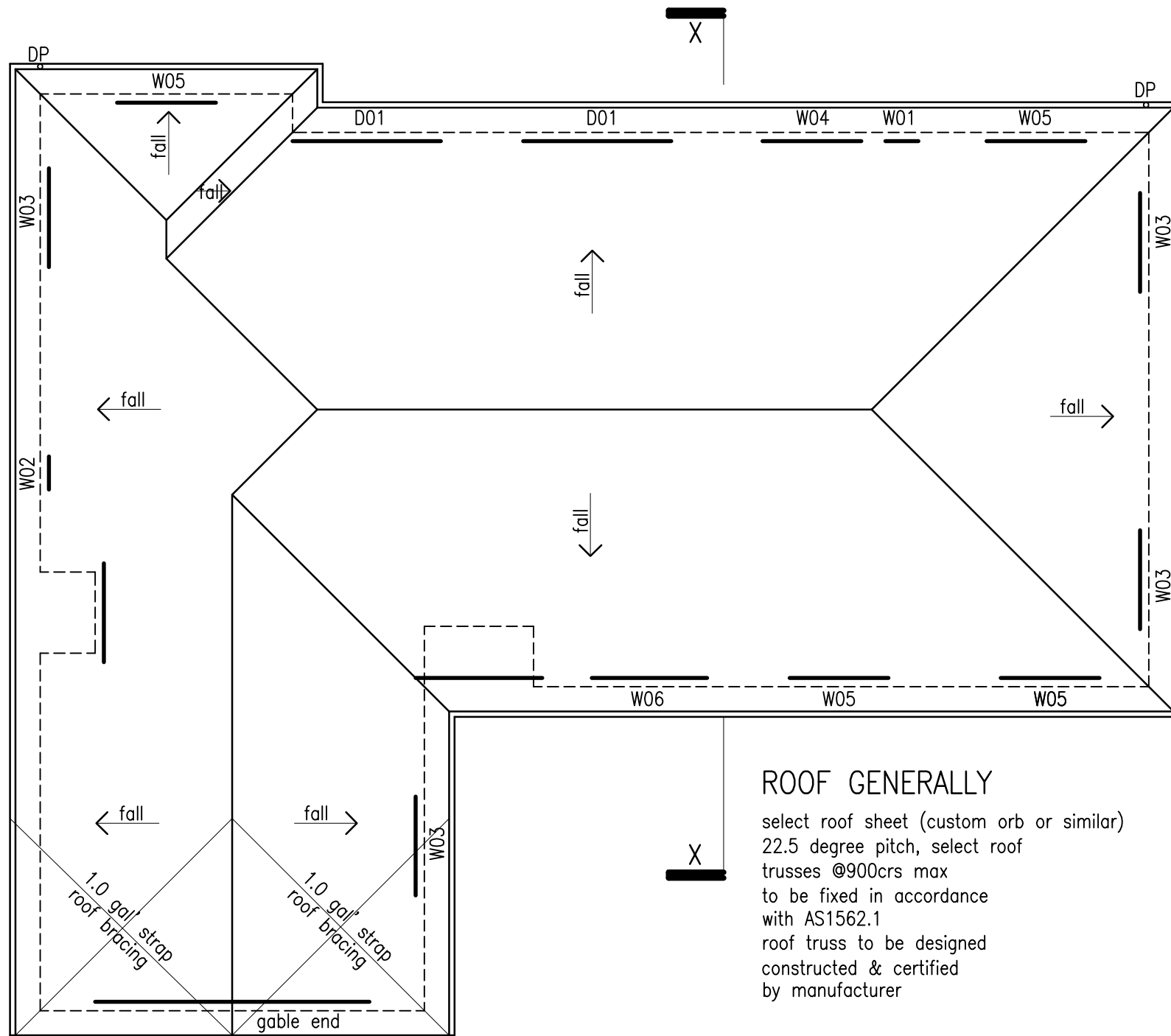
**12-Wd08'A'**

drawn:  
 GWH

job no:  
 2024-12

**FLOOR PLAN**  
 scale: 1:100

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### ROOF GENERALLY

select roof sheet (custom orb or similar)  
 22.5 degree pitch, select roof  
 trusses @900crs max  
 to be fixed in accordance  
 with AS1562.1  
 roof truss to be designed  
 constructed & certified  
 by manufacturer

### WINDOW SCHEDULE (First Floor)

| No  | window size | operation       | opening size | glass type            | frame (select colour) | orientation | u-value | shgc    |
|-----|-------------|-----------------|--------------|-----------------------|-----------------------|-------------|---------|---------|
| W01 | 1000Hx600W  | fixed           |              | obscure double glazed | powder coat aluminium | south       | 3.9min  | 0.72min |
| W02 | 2100Hx600W  | awning          | 0.60m2       | clear double glazed   | powder coat aluminium | east        | 3.9min  | 0.72min |
| W03 | 600Hx1800W  | awning          | 0.54m2       | clear double glazed   | powder coat aluminium | east/west   | 3.9min  | 0.72min |
| W04 | 1000Hx1800W | awning          | 0.90m2       | clear double glazed   | powder coat aluminium | north       | 3.9min  | 0.72min |
| W05 | 1800Hx1500W | awning          | 1.35m2       | clear double glazed   | powder coat aluminium | north/south | 3.9min  | 0.72min |
| W06 | 2100Hx2100W | awning          | 1.575m2      | clear double glazed   | powder coat aluminium | north       | 3.9min  | 0.72min |
| D01 | 2100Hx2700W | swing stackable | 2.205m2      | clear double glazed   | powder coat aluminium | south       | 4.0min  | 0.63min |

#### NOTE:

SHGC-values will need to be equal or lower than specified but will vary depending on window frame construction selected. U-values must be equal or lower than specified.

ROOF PLAN  
 scale: 1:100

WINDOW SCHEDULE

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AMENDMENTS:



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 Email: southeastdesign@iprimus.com.au

client:  
 Gerrard C LYND and  
 Kayler M Gadd  
 project & address:

**Proposed New Residence  
 @ 58b Kathleen Drive  
 OLD BEACH**

title:  
**ROOF PLAN**

scale:  
 1:100

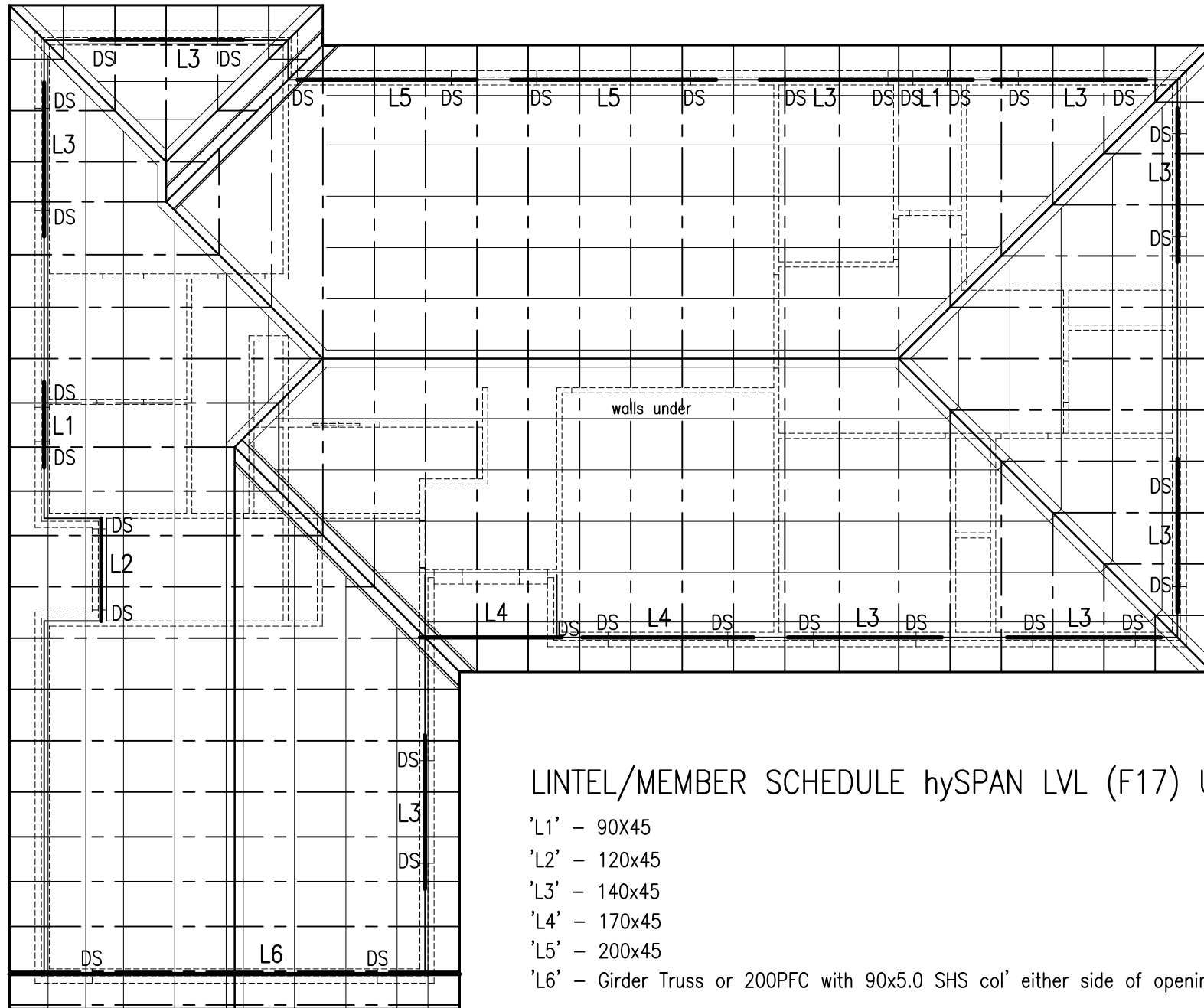
drawn:  
 GWH

date:  
 13/11/2024

job no:  
 2024-12

drawing no:

**12-Wd09**



**LINTEL/MEMBER SCHEDULE hySPAN LVL (F17) UNO**

- 'L1' - 90x45
- 'L2' - 120x45
- 'L3' - 140x45
- 'L4' - 170x45
- 'L5' - 200x45
- 'L6' - Girder Truss or 200PFC with 90x5.0 SHS col' either side of opening

DS: DOUBLE STUD beside each external window/door



**ROOF FRAMING PLAN**  
scale: 1:100

**LEGEND & NOTES**

DS double stud  
 roof pitch 22.5 and 2.0 degrees  
 ceiling height 2400  
 roof battens 70x35F17 HWD  
 all timber construction to be in accordance with AS 1684.2 (residential Timber Framed Construction) and the BCA

**Wall Framing**

wall framing to be min MGP10 pinus  
 common studs 90x45@450crs max (2700 ceiling)  
 Noggings 90x35  
 Top Plates 2/90x45  
 Bottom Plates 90x45

**Wall Framing**

bottom plates to slab Chemical expansion or fired propriety fasteners to Manufacturer's recommendations Or 1-M10 masonry anchor at 1200crs max

Top & Bottom plates to studs 30x0.8 G.I. strap at 1200crs max 6/30x2.8mmdia each end of strap

Lintels to studs 30x0.8 G.I. strap 4/30x2.8dia nails each end 6000mm span max 2/30x0.8 G.I. strap 6/30x2.8mm dia nails each end

Roof trusses to top plates 30x0.8 G.I. strap 4/30x2.8mmdia nails each end OR two framing anchors

Roof battens to trusses within 1200mm of any edge 2/75x3.05dia deformed shank nails OR 75 long-No14 Type 17 screw OR 1 framing anchor 4-2.8mmdia nails each end. General area. More than 1200mm of any edge 2/75x3.05mmdia deformed shank nails at 900crs max each way

**Refer to AS1684.4**

All nails used for framing anchors & straps shall be corrosion protected flat head connector nails (Galvanised clouts can be used for this purpose)

**NOTE**  
 ROOF TRUSS DESIGN INCL' BRACING & TIE DOWNS BY AN APPROVED TRUSS MANUFACTURER.

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**AMENDMENTS:**



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 Gerrard C LYND and  
 Kayler M Gadd  
 project & address:

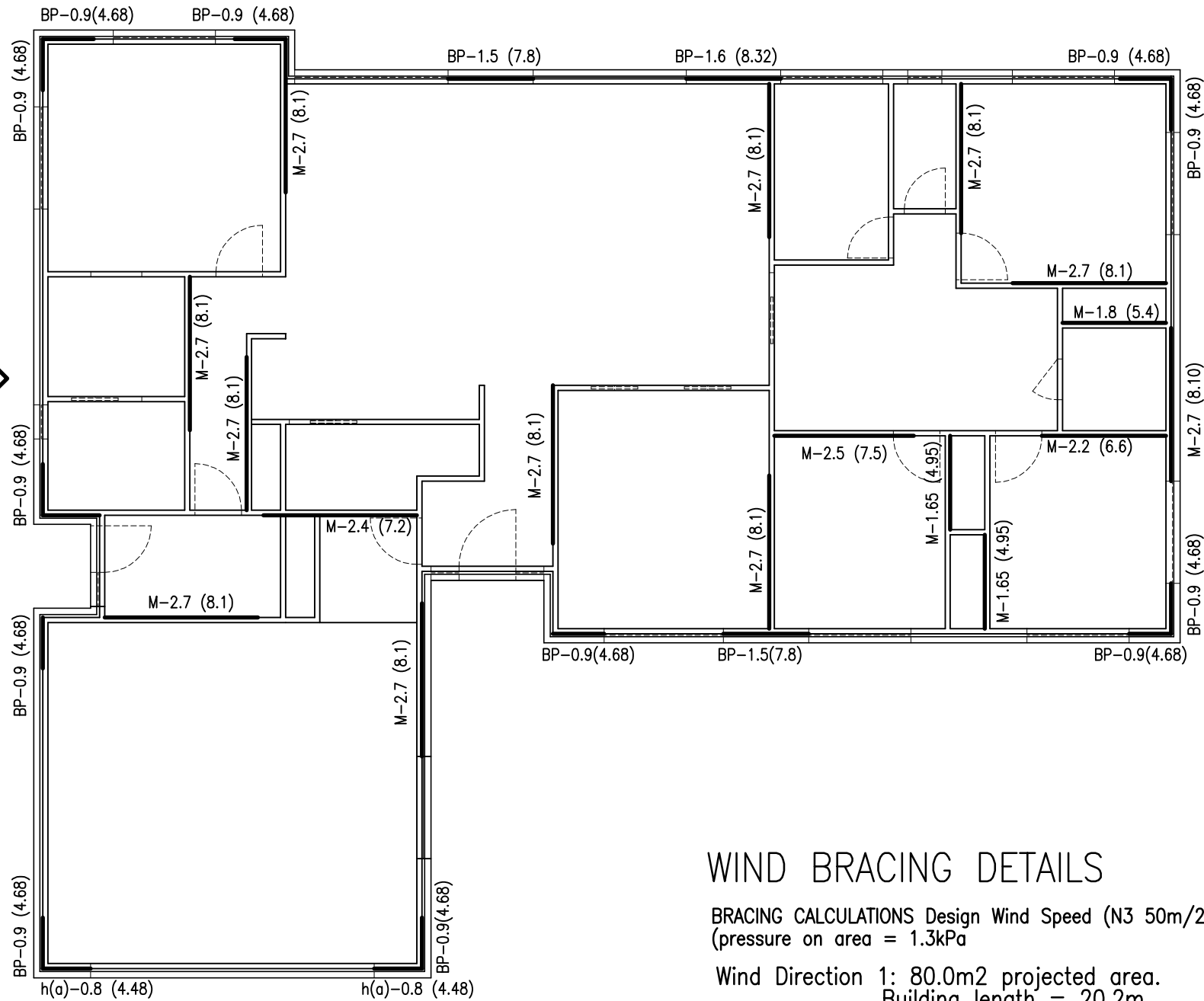
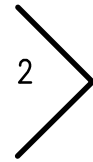
**Proposed New Residence**  
**@ 58b Kathleen Drive**  
**OLD BEACH**

title:  
**ROOF FRAMING PLAN**

scale: 1:100  
 date: 13/11/2024  
 drawing no: 12-Wd10  
 drawn: GWH  
 job no: 2024-12



wind direction 2  
68.8.0m2



wind direction 1  
80.0m2



## WIND BRACING DETAILS

BRACING CALCULATIONS Design Wind Speed (N3 50m/2)  
(pressure on area = 1.3kPa)

Wind Direction 1: 80.0m2 projected area.  
Building length = 20.2m  
Roof Pitch = 22.5 degrees  
pressure on area = 1.25 kPa  
 $80.0m \times 1.3kPa = 104.0kN$  required, 115.56kN applied

Wind Direction 2: 68.8m2 projected area.  
Building length = 16.7m  
Roof Pitch = 22.5 degrees  
pressure on area = 1.3kPa  
 $68.8m \times 1.3kPa = 89.44kN$  required, 90.22kN applied.

All bracing and tie downs are to comply with AS 1684.2-2010 and the BCA  
For bracing type and fixing details refer to AS 1684.2-2010 Table 8.18  
M = Double Diagonal metal Tension Strap = 3.0kN/m  
BP= Ply Sheet Brace = 5.2kN/m  
h(a)= Ply Sheet Brace = 5.6kN/m with tie down rods

NOTE: ply sheet bracing – 900 wide require 1/M10 coach screw to each corner

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**Proposed New Residence  
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title:  
**BRACING PLAN**

scale:  
1:100

date:  
13/11/2024

drawing no:

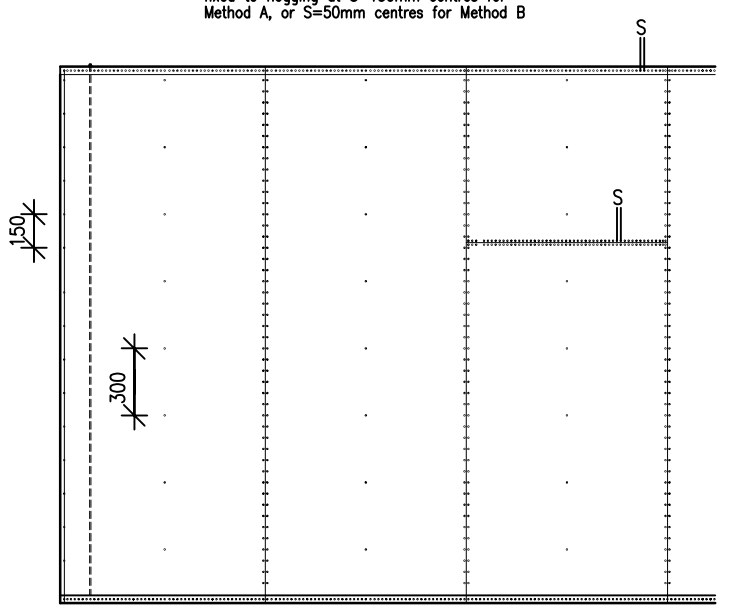
drawn:  
GWH

job no:  
2024-12

**12-Wd11**

# BRACING PANEL DETAILS

Table 8.18(h)—Structural wall bracing (maximum wall height 2.7m)

| Type of Bracing  |  | Stress Grade |                 |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
|--|--|--------------|-----------------|--|-----|-----|----|---|---|-----|---|---|-----|---|---|-----|---|-----|----------------------|--|-----------|-----|-----------|----|----------------|-----|--------------------|-----|---|
| <p>(h) Plywood— Plywood shall be nailed to frame using 30mmx2.8mm dia galvanized flat head nails or equivalent. For Method A only the minimum bracing panel length shall be 600mm.</p> <p>For Method A, M12 rods shall be used at each end of sheathed section top plate to bottom plate/floor frame, not greater than 150mm from end. Method B has no rods but sheathing shall be nailed to top and bottom plates and any horizontal joints at 50mm centres.</p> <p>Horizontal butt joints permitted, provided nail fixed to nogging at S=150mm centres for Method A, or S=50mm centres for Method B</p>  <p>Method A only: M12 rod top to bottom plate each end of sheathed section</p> <p>Sheathed panels shall be connected to subfloor</p> <p>NOTE: For plywood fixed to both sides of the wall, see clauses 8.3.6.5 and 8.36.10</p> | <p>Minimum plywood thickness, mm</p> <table border="1"> <thead> <tr> <th rowspan="2">Stress Grade</th> <th colspan="2">Stud spacing mm</th> </tr> <tr> <th>450</th> <th>600</th> </tr> </thead> <tbody> <tr> <td>F8</td> <td>7</td> <td>9</td> </tr> <tr> <td>F11</td> <td>6</td> <td>7</td> </tr> <tr> <td>F14</td> <td>4</td> <td>6</td> </tr> <tr> <td>F27</td> <td>4</td> <td>4.5</td> </tr> </tbody> </table> <p>Fastener spacing (S) mm</p> <table border="1"> <thead> <tr> <th colspan="2">Top and bottom plate</th> </tr> </thead> <tbody> <tr> <td>—Method A</td> <td>150</td> </tr> <tr> <td>—Method B</td> <td>50</td> </tr> <tr> <td>vertical edges</td> <td>150</td> </tr> <tr> <td>Intermediate studs</td> <td>300</td> </tr> </tbody> </table> <p>Fixing of bottom plate to floor frame or slab</p> <p>Method A : M12 rods as shown plus a 13kN capacity connection at max. 1200mm centres.</p> <p>Method B : A 13kN capacity connection at each end and intermediately at a max. 1200mm centres.</p> | Stress Grade | Stud spacing mm |  | 450 | 600 | F8 | 7 | 9 | F11 | 6 | 7 | F14 | 4 | 6 | F27 | 4 | 4.5 | Top and bottom plate |  | —Method A | 150 | —Method B | 50 | vertical edges | 150 | Intermediate studs | 300 | <p>Method A<br/>5.6</p> <p>Method B<br/>5.2</p> |
|  | Stress Grade   |              | Stud spacing mm |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
|  |  | 450          | 600             |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
|  | F8   | 7            | 9               |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
|  | F11  | 6            | 7               |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
|  | F14  | 4            | 6               |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
|  | F27  | 4            | 4.5             |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
|  | Top and bottom plate   |              |                 |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
|  | —Method A  | 150          |                 |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
|  | —Method B  | 50           |                 |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
| vertical edges   | 150  |              |                 |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |
| Intermediate studs   | 300  |              |                 |  |     |     |    |   |   |     |   |   |     |   |   |     |   |     |                      |  |           |     |           |    |                |     |                    |     |   |

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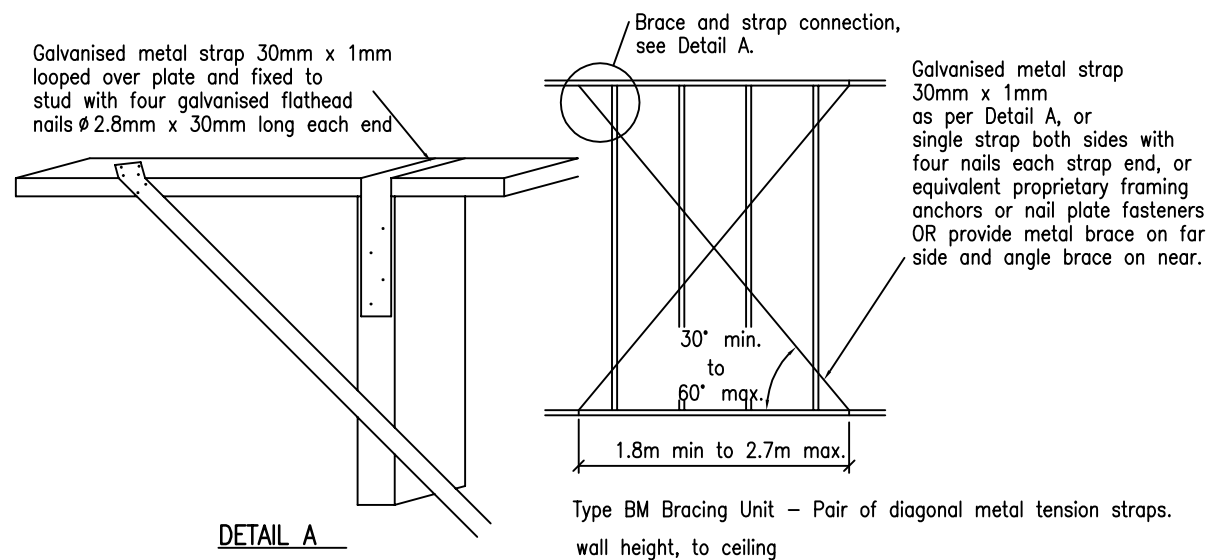
**Proposed New Residence  
@ 58b Kathleen Drive  
OLD BEACH**

title:  
BRACING DETAILS

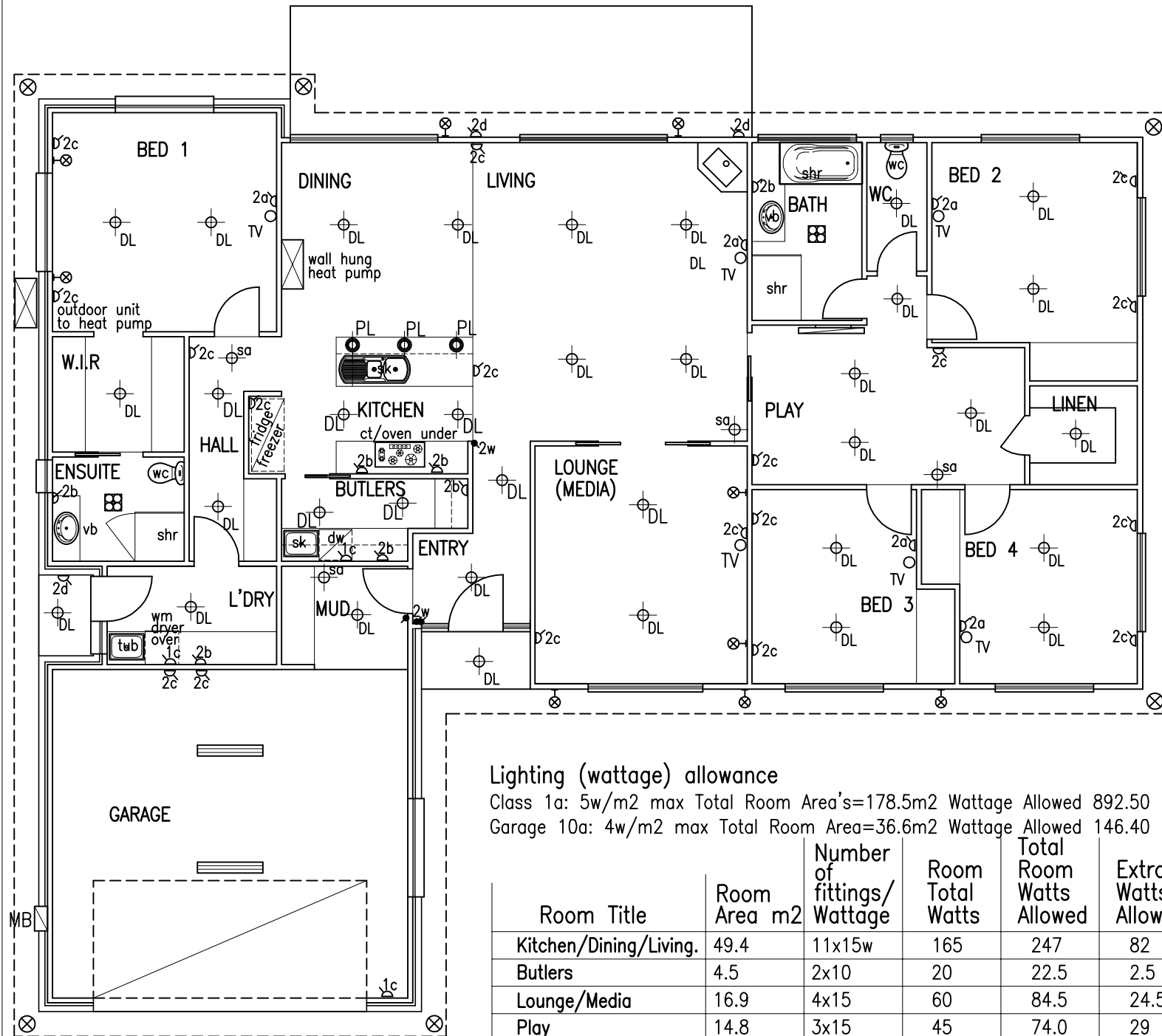
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drawn: GWH  
job no: 2024-12

12-Wd12



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**LEGEND & NOTES**

- Light switch (2w=2way switch)
- MB Meter box
- ⊕<sup>sa</sup> smoke alarms hard wired with battery backup to AS 3786 and part 3.7.2 of current BCA
- ⊕<sup>DL</sup> recessed LED downlights (11W) LED globes (UNO)
- ⊕<sup>PL</sup> pendant hanging light LED globes (UNO)
- ⊕<sup>DL</sup> recessed LED downlights (11W) LED globes (UNO)
- ⊕<sup>⊞</sup> combination light, fan & heat lamp unit (4 Lamp 4x275 heat lamps & 1x15W fluorescent globe)
- ⊕<sup>⊞</sup> LED up/down wall light (12W) mounted at 2000mm above FL
- ⊗ LED exterior eaves light (12W)
- ▬ Double Fluro 1200 long
- ⊕<sup>1c</sup> Single GPO mounted at 1500mm above FL
- ⊕<sup>2a</sup> Double GPO mounted at 1500mm above FL
- ⊕<sup>2b</sup> GPO mounted at 1000mm above FL
- ⊕<sup>2c</sup> Double GPO mounted at 300mm above FL
- ⊕<sup>2d</sup> Double GPO mounted at 300mm above FL
- ▬ select panel heater
- ⊕<sup>TV</sup> television Point

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**AMENDMENTS:**

**Lighting (wattage) allowance**  
 Class 1a: 5w/m2 max Total Room Area's=178.5m2 Wattage Allowed 892.50  
 Garage 10a: 4w/m2 max Total Room Area=36.6m2 Wattage Allowed 146.40

| Room Title             | Room Area m2  | Number of fittings/Wattage | Room Total Watts | Total Room Watts Allowed | Extra Watts Allowed |
|------------------------|---------------|----------------------------|------------------|--------------------------|---------------------|
| Kitchen/Dining/Living. | 49.4          | 11x15w                     | 165              | 247                      | 82                  |
| Butlers                | 4.5           | 2x10                       | 20               | 22.5                     | 2.5                 |
| Lounge/Media           | 16.9          | 4x15                       | 60               | 84.5                     | 24.5                |
| Play                   | 14.8          | 3x15                       | 45               | 74.0                     | 29                  |
| Bed 1                  | 16.4          | 4x15                       | 60               | 82                       | 22                  |
| W.I.R                  | 5.1           | 1x15                       | 15               | 25.5                     | 10.5                |
| Ensuite                | 4.6           | 1x15                       | 15               | 23                       | 8                   |
| L'dry                  | 5.6           | 1x15                       | 15               | 28                       | 13                  |
| Mud                    | 4.3           | 1x15                       | 15               | 21.5                     | 6.5                 |
| Hall                   | 4.8           | 2x12                       | 24               | 24                       | 0                   |
| Bed 2                  | 13.8          | 2x15                       | 30               | 69                       | 39                  |
| Bed 3                  | 10.7          | 2x15                       | 30               | 53.5                     | 23.5                |
| Bed 4                  | 11.5          | 2x15                       | 30               | 57.5                     | 27.5                |
| Bath                   | 6.5           | 1x15                       | 15               | 32.5                     | 17.5                |
| WC                     | 2.6           | 1x12                       | 12               | 13                       | 1.0                 |
| Linen                  | 3.5           | 1x15                       | 15               | 17.5                     | 2.5                 |
| Entry                  | 3.5           | 1x15                       | 15               | 17.5                     | 2.5                 |
| <b>TOTAL</b>           | <b>178.50</b> |                            | <b>581</b>       | <b>892.5</b>             | <b>311.5</b>        |
| Garage                 | 36.6          | 2x25w                      | 50               | 146.4                    | 96.4                |

external lights must be controlled by a daylight sensor (as shown), or have an average light source efficacy of not less than 40 lumens/W  
 All bathroom fans to be fitted with backdraught dampers/shutters  
 R5.0 batts required to ceiling space

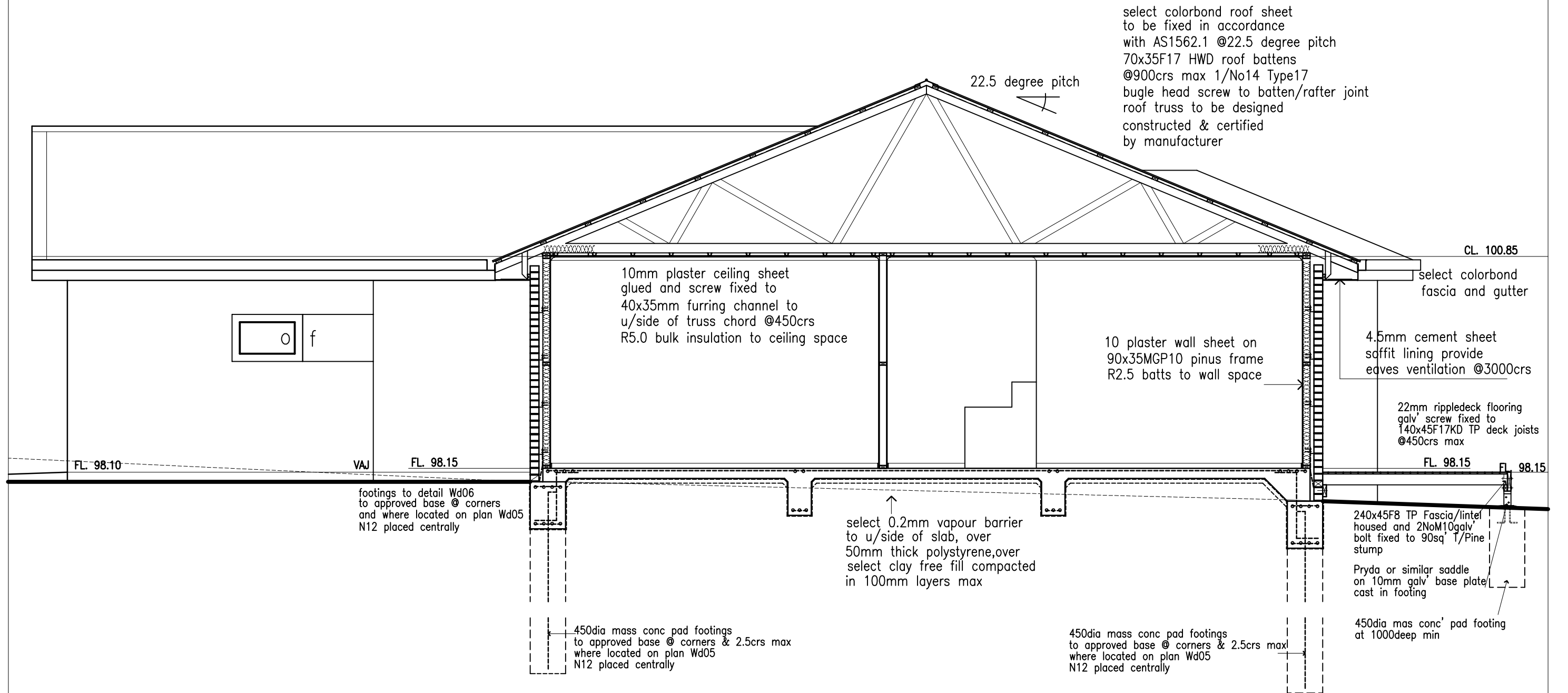


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**Proposed New Residence**  
**© 58b Kathleen Drive**  
**OLD BEACH**

title:  
**ELECTRICAL/LIGHTING LAYOUT**  
 scale: 1:100 drawn: GWH  
 date: 13/11/2024 job no: 2024-12  
 drawing no:  
**12-Wd13**



**SECTION X-X**  
Scale: 1.50

VAJ: vertical articulation joints

AMENDMENTS:

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client

Gerrard C LYND and  
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title:

SECTION X-X

scale:  
1:50

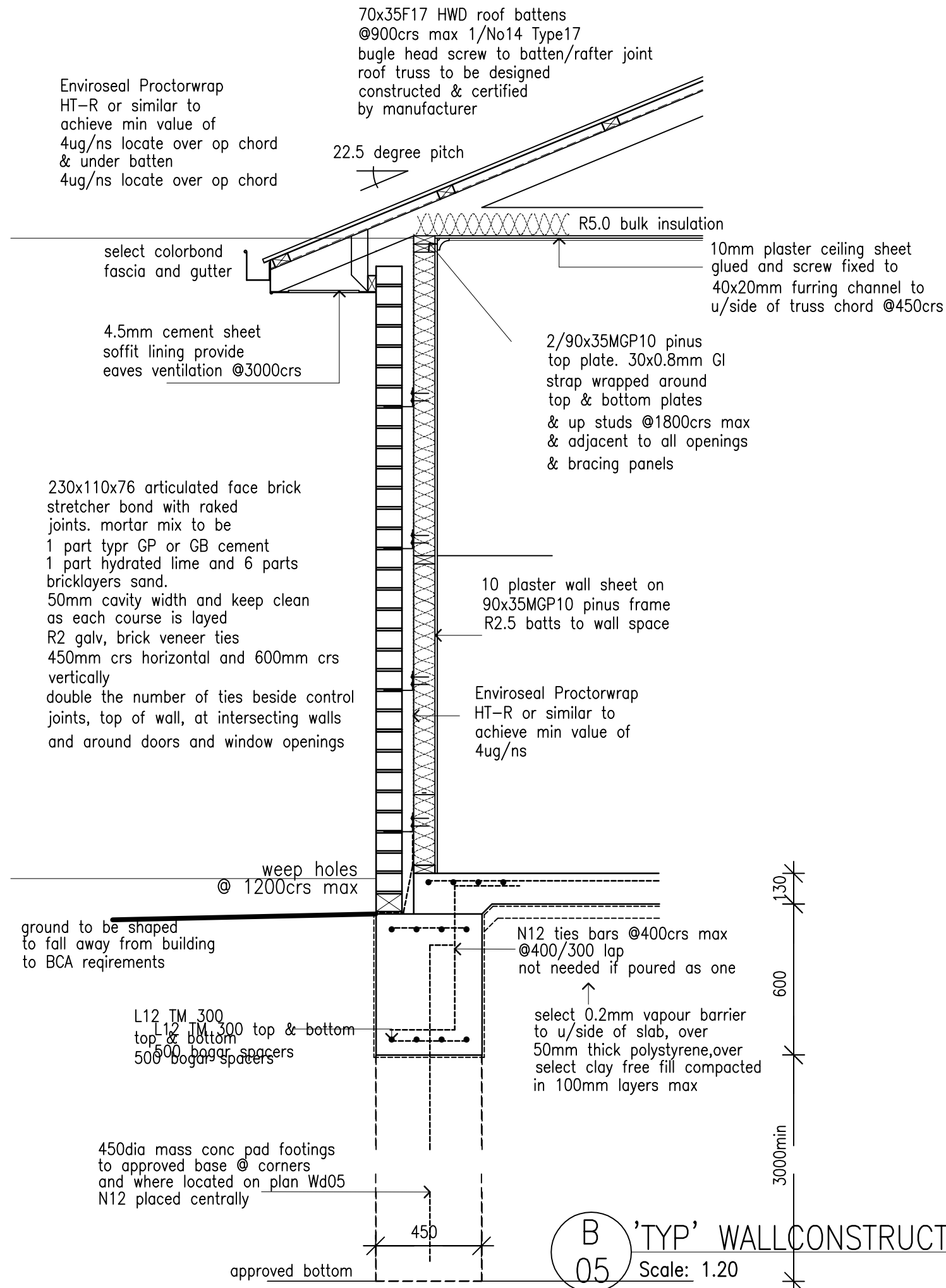
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GWH

job no:  
2024-12

12-Wd14





**DOOR SCHEDULE/NOTES**

All internal doors to be select hollow core  
 (sizes as noted on plan)  
 hung on 110x19mm HWD timber jambs  
 Note toilet doors to be able to be removable  
 External Main Entry door to be select solid core/glass  
 External Exit door to laundry to be solid core  
 with fixed glass panel.  
 All external Glass sliding doors to be double glazed  
 (sizes as noted on plan height dimension first)

**NOTE:**

All doors and working spaces to comply with  
 disability codes of Australia and Local Authorities

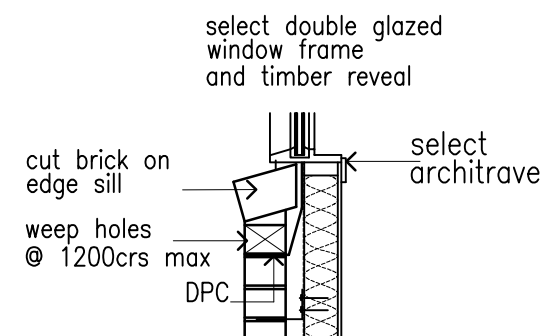
**WINDOW SCHEDULE/NOTES**

All Windows are to be double glazed  
 with select profile  
 All glazed window and door assemblies  
 in external walls to comply AS 2047  
 all other glass to comply with AS 1288  
 Flashings to wall openings  
 All openings must be adequately flashed  
 using materials that comply with AS/NZS 2904

**NOTE: GLAZIER TO VERIFY ALL GLASS  
 PRIOR TO MANUFACTURE OF GLAZING UNITS**

Glazing compliance certificate to be  
 provided by glass supplier

Lintel sizes as noted on ROOF FRAMING PLAN



**WINDOW SILL FLASHING DETAIL (TYP)**  
 Scale: 1.20

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**Proposed New Residence  
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title:  
**DETAILED WALL SECTION**

scale: 1:20  
 date: 13/11/2024  
 drawing no: 12-Wd15

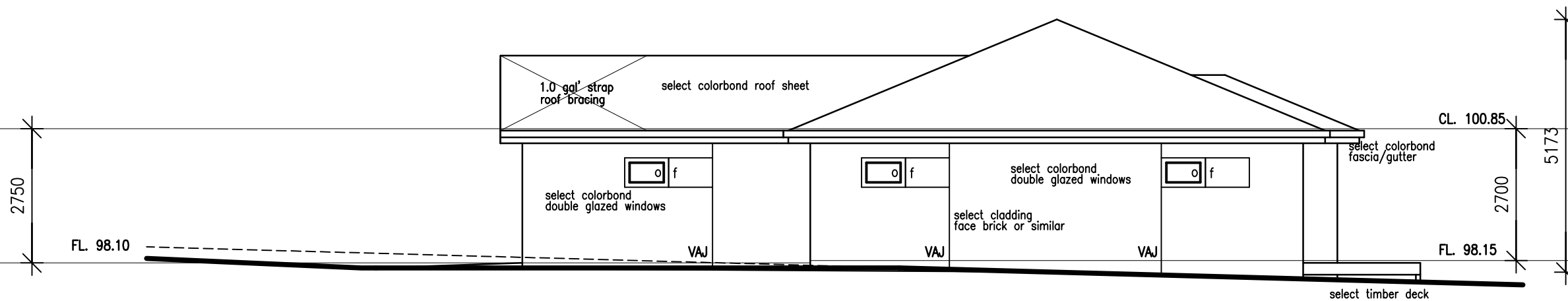
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 job no: 2024-12

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AMENDMENTS:



WEST ELEVATION



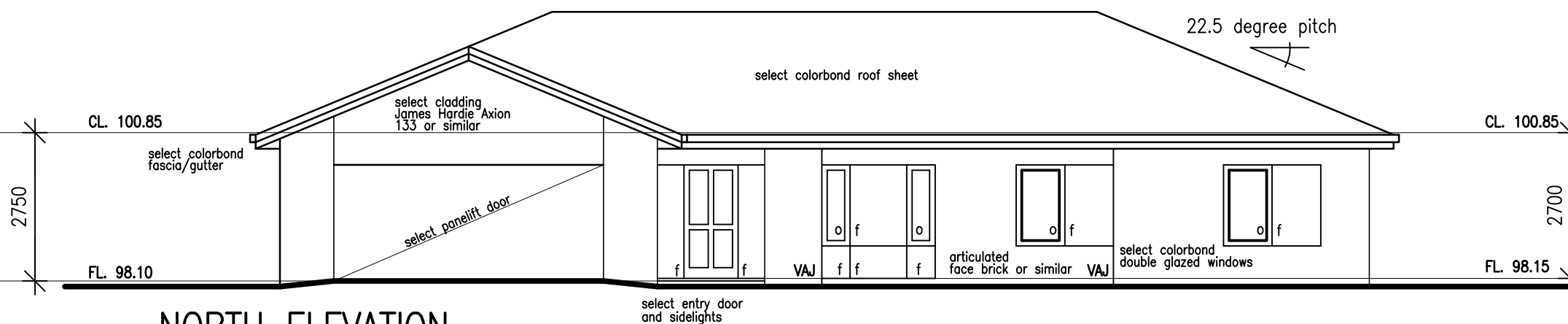
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**Proposed New Residence  
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title:  
 ELEVATIONS

scale: 1:100  
 date: 13/11/2024  
 drawing no: 12-Wd16  
 drawn: GWH  
 job no: 2024-12



NORTH ELEVATION

scale: 1:100

VAJ: vertical articulation joints

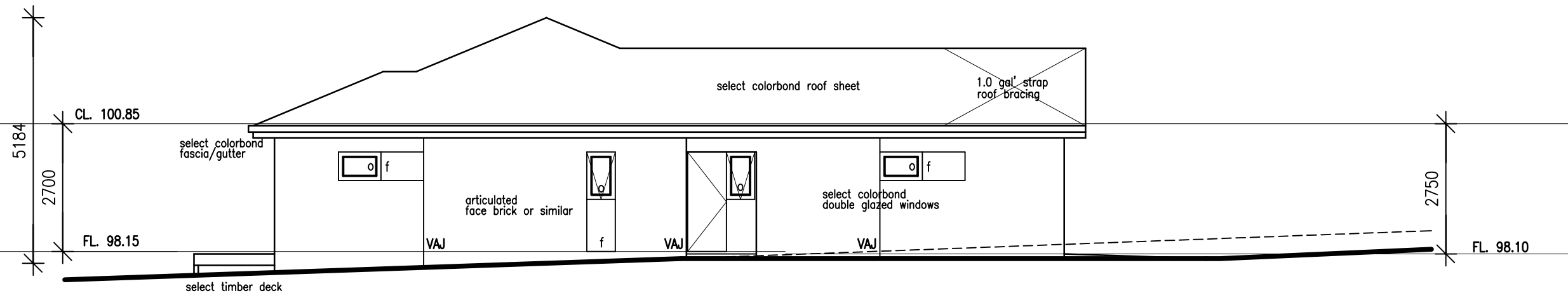
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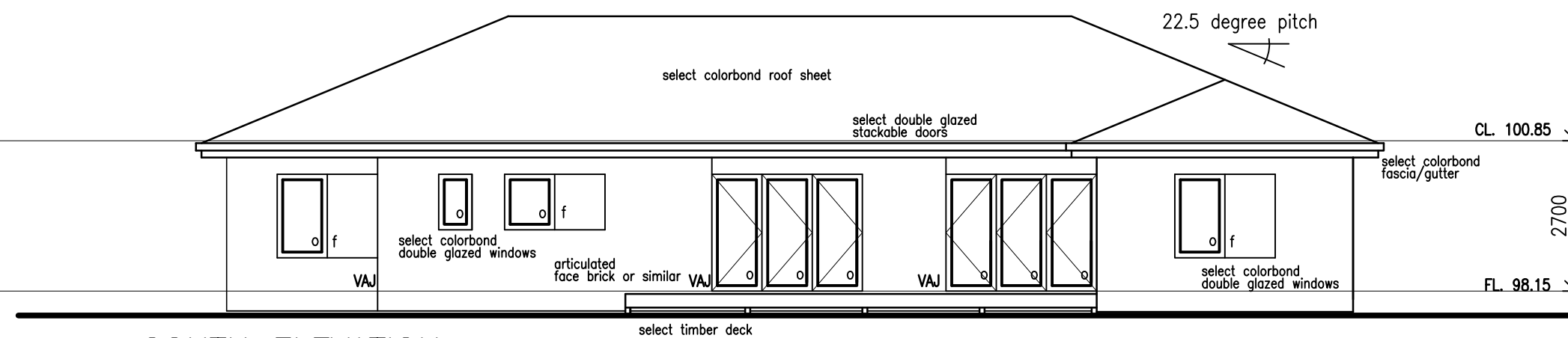
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**AMENDMENTS:**

'A'  
window locations amended to South Elevation  
(19-12-2024)



**EAST ELEVATION**



**SOUTH ELEVATION**

VAJ: vertical articulation joints



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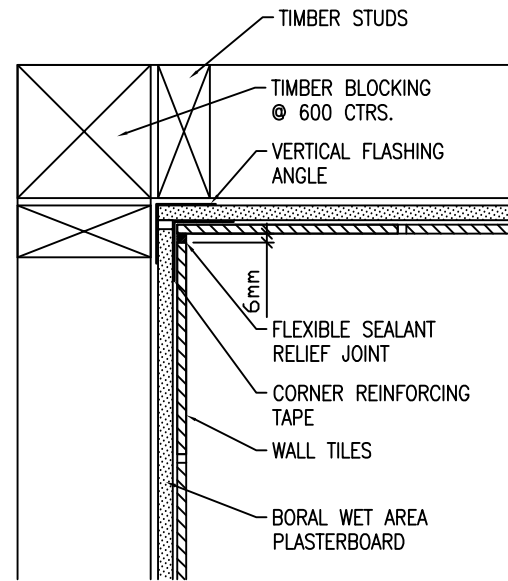
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title:  
**ELEVATIONS**

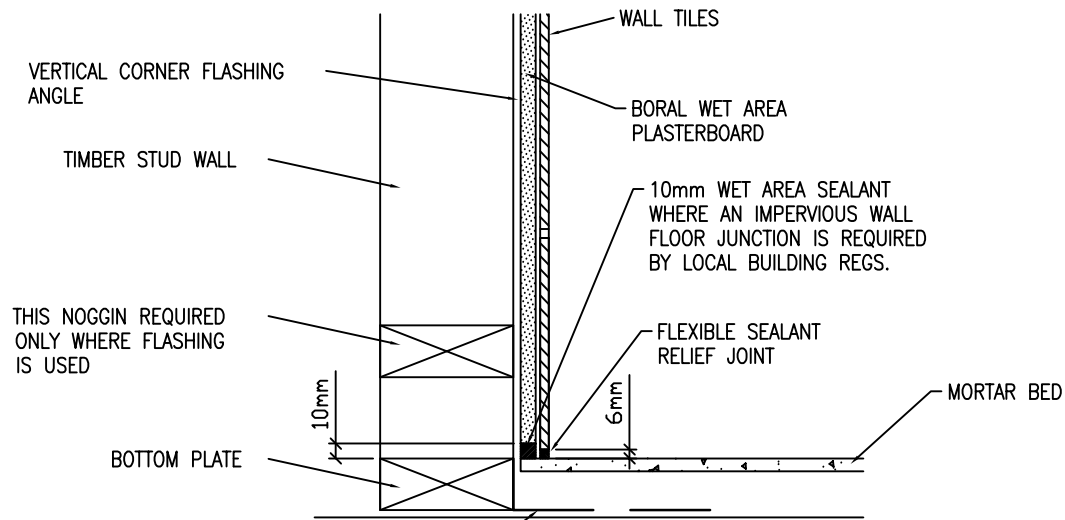
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date: 13/11/2024  
drawing no: 12-Wd17'A'

drawn: GWH  
job no: 2024-12

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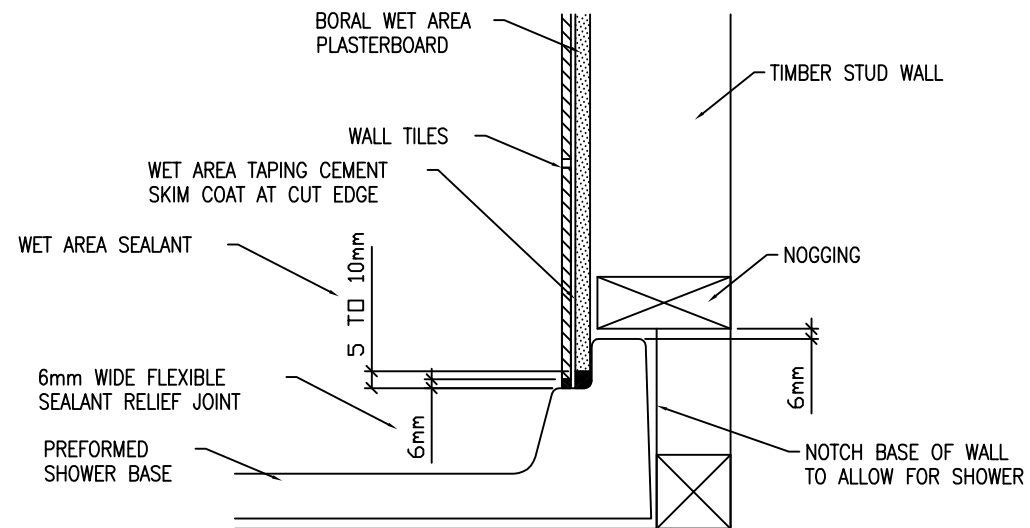


**INTERNAL CORNER DETAIL**

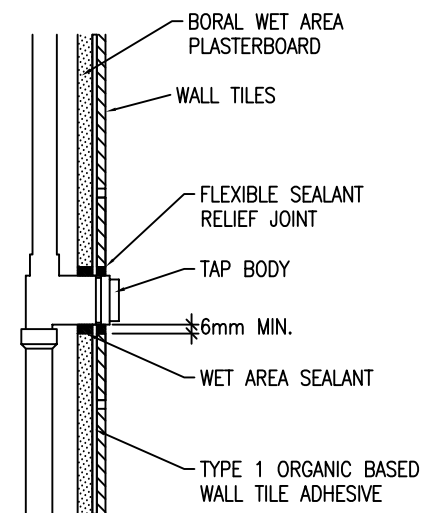


**FLOOR / WALL JUNCTION**

WHERE AN IMPERVIOUS WALL FLOOR JUNCTION IS REQUIRED BY LOCAL BUILDING REGULATIONS - WET AREA FLASHING uPVC ANGLE COVE ADHESIVELY FIX TO SUB FLOOR WITH WET AREA FLASHING ADHESIVE. (USE DAMP COURSE OR EQUIVALENT FOR CONCRETE FLOORS - S. AUSTRALIA)



**SECTION THROUGH PREFORMED SHOWER BASE**



**TYPICAL PLUMBING PENETRATION**

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# use figure dimensions in preference to scale - all dimensions and levels to be verified on site

AMENDMENTS:



Glen Harris CC. 290'Q'  
PO Box 243  
CAIRNS NORTH  
QUEENSLAND  
Mob: 0402 867929  
Email: southeastdesign@iprimus.com.au

client:  
Gerrard C LYND and  
Kayler M Gadd  
project & address:

**Proposed New Residence  
@ 58b Kathleen Drive  
OLD BEACH**

title:  
**WET AREA DETAILS**

scale: 1:20  
date: 13/11/2024  
drawing no: 12-Wd18  
drawn: GWH  
job no: 2024-12

## A. GENERAL NOTES

The builder is expected to have a good knowledge of local construction practices, the National Construction Code (NCC) 2022, and the administration processes of the Building Act 2016, and the Building Regulations 2016, as well as local council rules and regulations. A copy of all Planning, Building and Plumbing Permits and all associated documentation endorsed by the local authority must be kept on site at all times during construction.

All work and materials to comply with the current NCC (abcb).

Builder must CHECK all dimensions and levels on site before commencing work.

A copy of all Planning, Building and Plumbing Permits and all associated documentation endorsed by the local authority must be kept on during construction All doors as noted.

Where specified, or recommended by other (the Building Designer, Structural Engineer, Soil scientist or geotechnical, or Building Surveyor), sub-soil drainage should be installed prior to construction of footings / slabs.

Protection of openable BEDROOM WINDOWS: first introduced with NCC 2013

NCC 2020 Advisory Notes:

NCC Volumes One and Two

Clause D2.24 of NCC Volume One and Clauses 3.9.2.6 and 3.9.2.7 NCC Volume Two require the affected window to be fitted with either a device to restrict the window opening or a suitable screen, so a 125mm diameter sphere (representing the size of a young child's head) cannot pass through.

Door to sanitary compartment to comply with NCC-2019 Part F2.0

Door furniture and light switches heights to be advised by owners.

Wet areas to be waterproofed in compliance with NCC-2022 Part 10.2

Glazing to comply with AS 1288 or 2047. and NCC 2019 A1 Part 3.6.

Smoke alarms must be powered and installed in compliance with AS 3786 and as in NCC 2022 Part 9.5

Timber and composite wall cladding including fixings, flashings and laps shall be constructed in accordance with the NCC 2022 Part 7.5 Free standing heating appliances (wood heater) to comply with NCC 2022 Part 12.4 .

Flues shall be installed in accordance with AS/NZS 2918.

minimum ceiling heights shall be generally 2.4m, unless in non-habitable rooms

eg, laundry, garage, store where a height of 2.1m is acceptable. Minimum ceiling height above the nosing of the stair treads must be 2.0m clear

Provide artificial lighting to all rooms in accordance with AS/NZS 1680.0.

lighting layout to be co-ordinated between the owner and the builder.

## ENERGY EFFICIENCY

NCC 2019 Volume 2 Part 3.12

Energy Efficiency Requirements

Designed and certified by: Wayne Gorman (Energy Man)

## 2. INSULATION

NCC 2022

TAS Part 13.2

Roof Construction:

Pitched metal roof/flat ceiling:

1. Minimum R5.0 bulk insulation to ceiling & double sided foil over battens anti-glare side up Exterior wall construction refer finishes schedule:
  1. R2.5min insulation batts to stud walls

Enviroseal Proctorwrap HT-R or similar to achieve min value of 4ug/ns.

Floor Systems:  
concrete floor

## 3. BRACING

Wall bracing must comply with AS 1684.2

Timber Framing Code and designed to a wind loading as listed in AS 11700.

Site classification as per residential wind code AS 4055 to be class N3 with a design wind velocity of 50m/s.

Refer to Bracing Plan for type and location of wall bracing.

Wall bracing to be a combination of:

(h)ply - Denoting: (5.6kn/m)

900+/-wide plywood sheet bracing panels fixed in accordance with:

Table 8.18 (g)

Table 8.18 (h) B

F11 at 6.0mm thick or,

F14 at 4.0mm thick.

BM - Denoting: (3kn/m)

Metal diagonal tension bracing fixed to frame in accordance with AS 1684.2.

or alternative timber bracing notched into studs and fixed in accordance with Aus Standards.

Roof bracing will be as truss manufacturers specification.

## B. CONCRETE NOTES

### 1. GENERAL

1. Verify all dimensions on site before commencing work. Do not scale from these drawings. IF IN DOUBT - ASK. All workmanship and materials shall be in accordance with the relevant SAA Codes. Floor Design for 1.5 KPa live load.

### 2. CONCRETE

1. All foundation material shall be approved before pouring concrete for a safe bearing capacity of 500 KPa. Concrete shall be ready mixed to the requirements of AS 1379. Concrete work shall be constructed in accordance with Section 19 of AS 3600.
2. Concrete strength grade 32MPa, slump 60mm unless noted otherwise.
3. Cover to reinforcement shall be (unless noted otherwise):  
Slab 30mm
4. Place two layers of malthoid or equal over brick wall supporting slabs or beams.
5. Reinforcing fabric shall be lapped, by over-lapping two cross wires. Laps in adjoining sheets shall be staggered.
6. Reinforcing bars shall be lapped 30 bar diameters (minimum 500mm).
7. All reinforcement shall be supported in its correct position during concreting by approved bar chairs, spacers or support bars.

## C. TIMBER FRAME

All timber framing must comply with AS 1684 The

Timber Framing Code.

Stud frames to be 90x45 MGP10 pinus at 450 ctrs.

Bottom plates to be single 90 x 35 MGP10.

Top plates to be double 90x35 MGP10.

Nogginns to be 90x35 MGP10 at

height no greater than 2.7m.

Lintels will be as noted on drawings/window schedule.

Frame to be tied down in compliance with AS 1684.

Wind speed in accordance with Soil Report.

Roofing will be Colorbond Custom Orb

fixed over sisalation with a pitch at 10.0 degrees

installed in compliance with AS 1562.2 fully flashed and sealed.

Roof truss system designed and manufactured to AS 1684

70x35F17 HWD roof battens (alt 90x35MGP10 or metal)

Colorbond gutters, fascia, DP and flashings to NCC 2019 Part 3.5.3.

Wall and ceiling linings to be 10mm plasterboard (PB).

To all wet area's 'Boral' wet area plasterboard 10mm (WRB).

## DOOR SCHEDULE/NOTES

All internal doors to be select hollow core (sizes as noted on plan)

hung on 110x19mm HWD timber jambs

Note toilet doors to be able to be removable

External Main Entry door to be select solid core/glass

External Exit door to laundry to be solid core with fixed glass panel.

All external Glass sliding doors to be double glazed (sizes as noted on plan height dimension first)

## NOTE:

All doors and working spaces to comply with disability codes of Australia and Local Authorities

## WINDOW SCHEDULE/NOTES

All Windows are to be double glazed with select profile

All glazed window and door assemblies in external walls to comply AS 2047

all other glass to comply with AS 1288

Flashings to wall openings

All openings must be adequately flashed using materials that comply with AS/NZS 2904

## NOTE: GLAZIER TO VERIFY ALL GLASS PRIOR TO MANUFACTURE OF GLAZING UNITS

Glazing compliance certificate to be provided by glass supplier

Lintel sizes as noted on DRAWINGS

## D. STEELWORK NOTES

1. Bolts shall be commercial bolts to AS 1111 and AS 1112 tightened to snug tight fit
2. Unless otherwise noted : welds shall be 6mm continuous. bolts shall be M10 UNO. cleats shall be 6.0mm plate UNO.
3. Unless otherwise specified all steelwork shall be wire brushed and painted one shop coat of zinc phosphate primer.
4. The Contractor shall provide and leave in place until permanent bracing elements are constructed, such temporary bracing, as necessary to stabilize the structure during erection.
5. Before any fabrication is commenced the Contractor shall submit copies of shop drawings to the Engineer for review. Review does not include checking of dimensions.

## E. PLUMBING NOTES

1. All plumbing work to comply with AS 3500 parts 1, 2, 3, & 4, and Brighton Council TasWater approvals.

## NOTE:

Swivel joints are to be used to the approval of the Engineer

## F. MASONRY

All brick and blockwork to be constructed in compliance with AS 3700.

Articulation joints to comply with NCC Part 5.6 spaced at 6000mm crs max (swivel Joints) to the approval of the Engineer.

DPC and flashing to comply with BCA 3-3-4-4, 3-3-4-5 & 3-3-4-6.

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## AMENDMENTS:



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Gerrard C LYND and  
Kayler M Gadd

project & address:

**Proposed New Residence  
@ 58b Kathleen Drive  
OLD BEACH**

title:

**SPECIFICATION NOTES**

scale:

drawn:  
GWH

date:

job no:

13/11/2024

2024-12

drawing no:

**12-Wd19.**

## Soil, stormwater management and erosion control

Disturbance of existing soils and vegetation is to be minimised.

Any material tracked onto roads shall be removed immediately by hand or machine cleaning as is appropriate. All construction material is to be stockpiled within the allotment boundary. All roads and footpaths shall be kept clear of all building materials, rubbish & debris. Builder is to provide temporary drainage measures to ensure diversion of surface water flows from excavation areas as required.

Provide sediment control sandbags to all road and footpath stormwater discharge points & maintain at regular intervals.

Public safety issues are to be considered at all times. Incorporate traffic control measures to the satisfaction of the superintendent.

All debris & rubbish generated as a result of the building works shall be removed from the site as often as possible. Collection and disposal of waste shall be done by the developer using on site excavator & tipper truck.

Provide temporary silt retention traps at all outfalls, which are to be re-instated at the completion of the building works.

## Occupational Health & Safety

Workplace Health & Safety Regulations 2012 (WHS Regulations) require there to be a principal contractor (Builder) for any project with a construction value over \$250K.

The Builder shall safely carry out all work in accordance with WHS regulations. The WHS regulations require that before starting work, the builder must identify all of the high risk work that is to be undertaken, develop safe work method statements, and ensure that all work is carried out in accordance with these statements.

Where work is in the proximity of overhead power lines, the builder shall form an appropriate safe work strategy. Where existing power supply needs to be relocated, the builder shall consult with Aurora and all other relevant authorities. Power line relocation shall be conducted in a safe manner, and in accordance with all relevant standards & regulations.

The Code of Practice for construction work is an approved code of practice under Section 274 of the Work Health & Safety Act (the WHS Act).

An approved code of practice is a practical guide to achieving the standards of health, safety and welfare required under the WHS Act, and the Work Health & Safety Regulations (WHS Regulations).

The code provides guidance to principal contractors and other persons conducting a business or undertaking construction work on how to meet the health & safety requirements under the WHS Act and Regulations relating to the construction work.

The code shall be read in conjunction with other codes of practice on specific hazards, and control measures relevant to the construction industry, including, but not limited to:

- Demolition work
- Excavation work
- Managing clerical risk at the workplace
- managing the risk of falls at the workplace
- managing noise and preventing hearing loss at work
- Preventing falls in housing construction
- Confined spaces-Hazardous manual tasks
- First aid in the workplace
- Safe Design of structures
- Handling of Asbestos

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Kayler M Gadd

project & address:

**Proposed New Residence  
@ 58b Kathleen Drive  
OLD BEACH**

title:

GENERAL NOTES

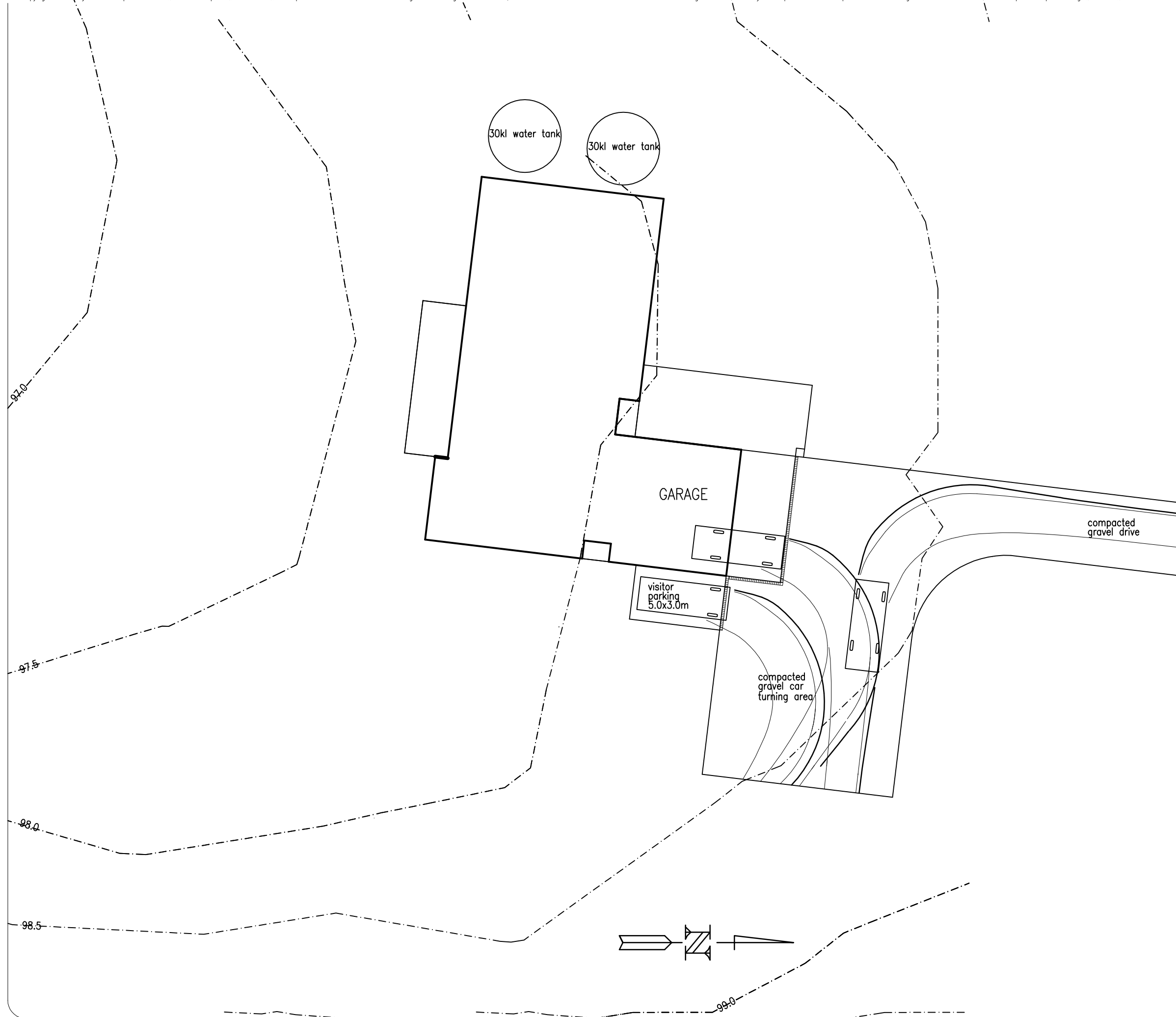
scale: drawn:  
GWH

date: job no:  
13/11/2024 2024-12

drawing no:

**12-Wd20**

This building shall be constructed in accordance with the TAS. Building Act, the BCA, all referenced and relevant Australian Standards and manufacturers specifications and or instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the Designer for the structural integrity and performance of the building. All plans are copyright and may not be reproduced in whole or in part without the written permission from South East Design & Drafting. Do not scale; confirm all dimensions and levels before commencing construction. Any discrepancies to be reported to the Designer for clarification or advice prior to proceeding with the work. **Notes on individual drawings to be read in conjunction with Construction Notes sheet.**



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client:  
Gerrard C LYND and  
Kayler M Gadd  
project & address:

**Proposed New Residence  
© 58b Kathleen Drive  
OLD BEACH**

title:  
VEHICLE SWEEP PATH DETAIL

|                        |                    |
|------------------------|--------------------|
| scale:<br>1:200        | drawn:<br>GWH      |
| date:<br>13/11/2024    | job no:<br>2024-12 |
| drawing no:<br>12-Wd21 |                    |



Scale 1:2500

**KATHLEEN DRIVE**

△  
GDA2020 Coordinate Origin Point  
(E 524993.463 N 5267011.526)  
Per SP185606/8

**NOTES:**

This plan and associated digital model is prepared for Gerrard Lynd from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

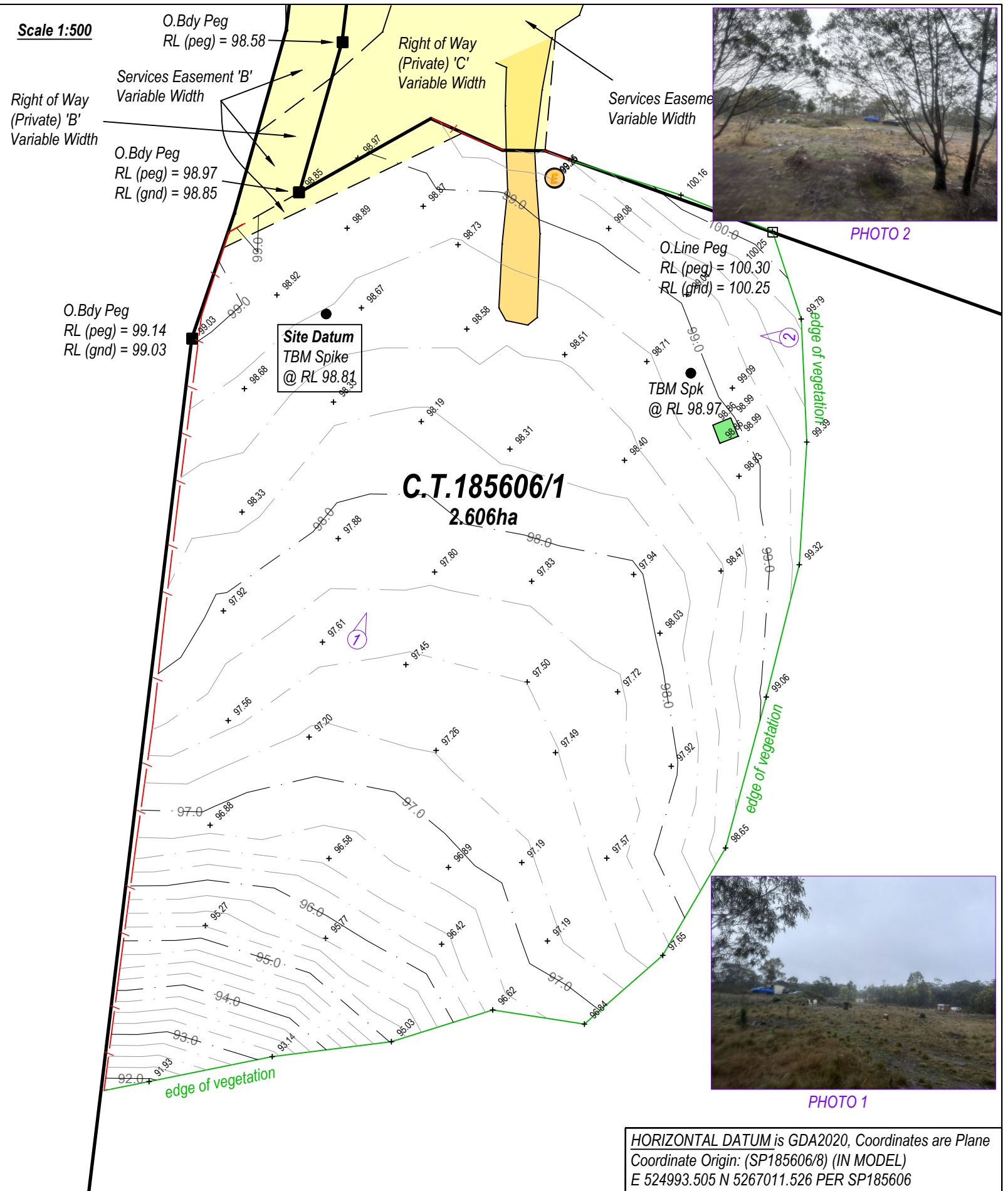
**LEGEND**

- ⊕ Electricity Conn.
- ⊕ Telecom Conn.
- Datum Marks
- △ Coordinate Origin Point
- Boundary Peg
- Boundary Line Peg
- Property Boundary
- - - Fence
- ▭ Easement/ROW
- ▭ Shed
- ▭ Gravel
- Ⓧ Photo Location

**C.T.185606/1**  
2.606ha

Extents of Survey

Scale 1:500



HORIZONTAL DATUM is GDA2020, Coordinates are Plane  
Coordinate Origin: (SP185606/8) (IN MODEL)  
E 524993.505 N 5267011.526 PER SP185606

|     |            |       |      |       |
|-----|------------|-------|------|-------|
| E   |            |       |      |       |
| D   |            |       |      |       |
| C   |            |       |      |       |
| B   |            |       |      |       |
| A   |            |       |      |       |
| REV | AMENDMENTS | DRAWN | DATE | APPR. |

**Contour & Detail Plan**  
Prepared by James Rogerson

PHONE: 0488 372 283  
EMAIL: james@rbsurveyors.com

**Contour & Detail Plan**  
FOR: GERRARD LYND  
LOCATION: 58B KATHLEEN DRIVE,  
OLD BEACH

|                     |                             |  |
|---------------------|-----------------------------|--|
| Date:<br>29/08/2024 | Contour interval:<br>0.250m | Reference:<br>GLYND01                  |
| Drawn:<br>JR        | Scale:<br>see plan (A3)     | Bearing Datum: MGA2020 per<br>SP185606 |
| Approved:<br>JR     | C.T. Reference:<br>185606/1 | Vertical Datum:<br>AHD83 per GNSS      |



# ***DISPERSIVE SOIL ASSESSMENT***

***58b Kathleen Drive***

***Old Beach***

***October 2024***

***Revised January 2025***



GEO-ENVIRONMENTAL

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S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

**Investigation Details**

|                              |                               |
|------------------------------|-------------------------------|
| <b>Client:</b>               | Gerrard Lynd                  |
| <b>Site Address:</b>         | 58b Kathleen Drive, Old Beach |
| <b>Date of Inspection:</b>   | 19/09/2024 & 07/01/2025       |
| <b>Proposed Works:</b>       | New house                     |
| <b>Investigation Method:</b> | Geoprobe 540UD - Direct Push  |
| <b>Inspected by:</b>         | C. Cooper                     |

**Site Details**

|                                      |  |
|--------------------------------------|--|
| <b>Certificate of Title (CT):</b>    | 185606/1   |
| <b>Title Area:</b>                   | Approx. 2.595 ha                                 |
| <b>Applicable Planning Overlays:</b> | Bushfire-prone Areas<br>Priority Vegetation Area |
| <b>Slope &amp; Aspect:</b>           | Approx. 3-10% S/SW facing slope                  |
| <b>Vegetation:</b>                   | Mixed Flora                                      |

**Background Information**

|                          |                               |
|--------------------------|-------------------------------|
| <b>Geology Map:</b>      | MRT Tea Tree Sheet 1:25 000   |
| <b>Geological Unit:</b>  | Jurassic dolerite             |
| <b>Climate:</b>          | Annual rainfall approx. 600mm |
| <b>Water Connection:</b> | Tank                          |
| <b>Sewer Connection:</b> | Unserviced-On-site required   |

## Investigation

A number of test holes were completed to identify the distribution of, and variation in soil materials on the site. A number of soil samples were taken for laboratory assessment. Site and published geological information were integrated to complete a detailed soil dispersion assessment with reference to the DPIWE dispersive soil technical manual.

### **Soil Profile Summary**

| Hole 1<br>Depth (m) | Hole 2<br>Depth (m) | USCS | Description  |
|---------------------|---------------------|------|--|
| 0.00-0.60           | 0.00-0.10           | ML   | <b>Clayey SILT</b> : low plasticity, dark brown, moist, stiff                              |
| 0.60-1.00           |                     | CH   | <b>Silty CLAY</b> : high plasticity, dark brown, moist, stiff,                             |
| 1.00-3.00           | 0.10-2.00           | CH   | <b>Silty CLAY</b> : high plasticity, olive, pale brown, slightly moist, stiff, no refusal. |

| Hole 3<br>Depth (m) | Horizon | Description  |
|---------------------|---------|--|
| 0.00-0.20           | A1      | Dark Brown <b>Clayey SILT (ML)</b> : moist stiff consistency, gradual boundary to                              |
| 0.20-0.90           | B21     | Dark Brown <b>Silty CLAY (CH)</b> : moderately developed structure, moist stiff consistency, clear boundary to |
| 0.90-2.00           | B22     | Pale Brown Yellow <b>Gravelly CLAY (CL)</b> : slightly moist stiff consistency, lower boundary undefined.      |

NB: An additional three (3) test holes were completed during a subsequent site visit to retrieve additional samples for dispersion testing. See attached plan for test hole locations.

## Site Notes

Soils on the site are developing from Jurassic dolerite with characteristically high concentrations of lime throughout the soil profile. A number of samples were taken in the vicinity of the development area where the disturbance of soils will be required for a dispersion assessment. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive. The subsoil samples taken from site showed no signs of dispersion and were found to be Class 6. Please refer to Appendix 1 for laboratory test results.

## **Dispersive Soil Assessment**

The dispersive soil assessment of the property considers the proposed development area including an array of areas which may require the disturbance of soils to achieve a representative evaluation of the site.

### **Potential for dispersive soils**

The site has been designated as an area that contains potential dispersive soils under the BRI-S7.0 East Baskerville Dispersive Soils Specific Area Plan of the Tasmanian Planning Scheme Brighton Local Provisions Schedule.

Geological units in the local area are known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. There is considered to be no risk to this site for soil dispersion due to the geochemistry of the dolerite parent material. Based upon field survey of the property, no visible tunnel or gully erosion was identified. A soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

### **Soil sampling and testing**

Samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive. The soil samples showed no signs of dispersion.

## **Management Recommendations**

A number of general site and soil management measures are listed below.

The proposed site cut/fill and driveway areas must be managed by:

- Applying a geo-fabric, jute mesh or similar material to the exposed batters of any cutting on site and revegetating the slope
- Applying a surface layer of at least 50mm of suitable crushed rock/gravel to the driveway surface (and any proposed house pad), with adequate compaction to ensure a relatively impervious surface to maintain site surface stability
- Vegetation on any fill batters must be established and maintained, if any bare area of soil on the batter develops then it must be top-dressed with suitable topsoil and additional vegetation planted

This assessment considers the proposed development in relation to BRI-S7.0 East Baskerville Dispersive Soils Specific Area Plan as outlined below:

**BRI-S7.7 Development Standards for Buildings and Works**

| Acceptable Solutions   | Comment                                |
|--|--|
| <p><b>A1</b> Development must be for:</p> <ul style="list-style-type: none"> <li>(a) works not involving the release of concentrated water or the disturbance of soils;</li> <li>(b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100m<sup>2</sup>; or</li> <li>(c) forestry operations in accordance with a certified Forest Practices Plan.</li> </ul> | <p>Non-compliance<br/>See P1 below</p> |

| Performance Criteria   | Comment   |
|--|---|
| <p><b>P1</b> Development must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment having regard to:</p> <ul style="list-style-type: none"> <li>(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;</li> <li>(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;</li> <li>(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;</li> <li>(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;</li> <li>(e) management measures that would reduce risk to an acceptable level; and</li> <li>(f) the advice contained in a dispersive soil management plan.</li> </ul> | <p>The site has returned a negative result for soil dispersion. It is not expected to be affected by gully or tunnel erosion resulting from soil dispersion. There is no risk of the property and environment being impacted by soil erosion resulting from dispersive soils.</p> |

The development is considered to be consistent with the objective of this specific area plan.

## **Conclusions**

Due to the dolerite derived soils on site and as confirmed by the test results, there is no risk associated with dispersive soils and potential erosion on the site.

It is recommended, however, that all excavation works on site be monitored for signs of soil dispersion and remedial action taken as required if necessary.

During construction GES will need to be notified of any major variation to the soil conditions as outlined in this report.

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

*Director*

## **Disclaimer**

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

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for the use of any part of this report in any other context or for any other purpose by third a party.

**Appendix 1 – Laboratory Test Results**

**Sample Submitted By:** JP Cumming  
**Date Submitted:** 08/01/2025  
**Sample Identification:** 58b Kathleen Drive, Old Beach  
**Soil to be tested:** **Emerson soil dispersion test**

**Result:**

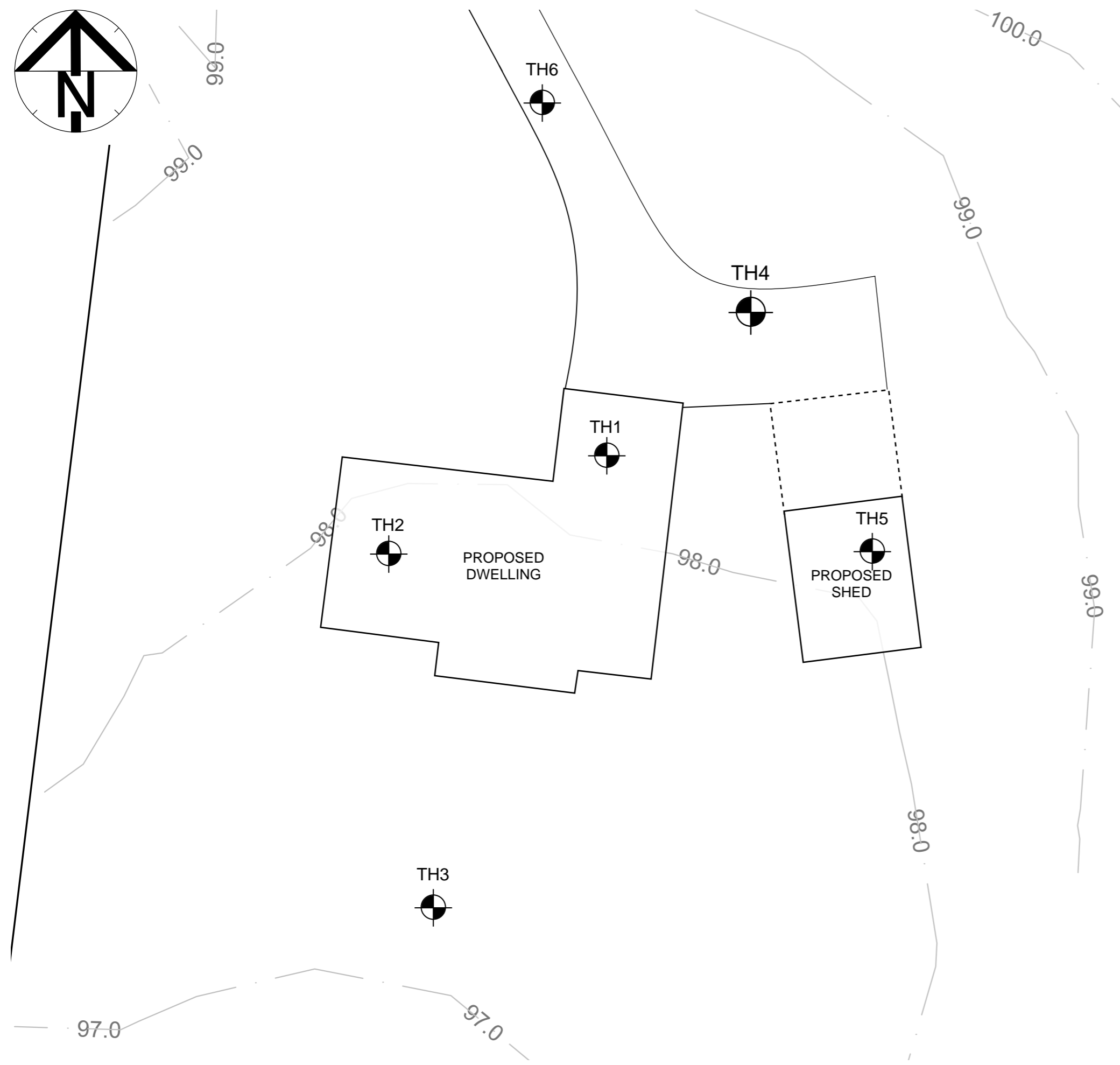
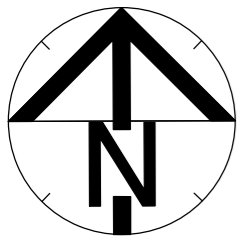
| <b>Sample</b> | <b>Texture</b> | <b>Emerson class</b> | <b>Description</b> |
|---------------|----------------|----------------------|--------------------|
| BH1 – 0.70m   | Clay           | Class 6              | Slaking            |
| BH2 – 0.50m   | Clay           | Class 6              | Slaking            |
| BH3 – 0.90m   | Clay           | Class 6              | Slaking            |
| BH4 – 0.50m   | Clay           | Class 6              | Slaking            |
| BH5 – 0.50m   | Clay           | Class 6              | Slaking            |
| BH6 – 0.50m   | Clay           | Class 6              | Slaking            |


**No dispersion detected.**

**Sample Tested by:** JP Cumming

*08/01/2025*





 Approximate Test Hole Location

Do not scale from these drawings.  
Dimensions to take precedence  
over scale.

Gerrard Lynd  
58b Kathleen Drive,  
OLD BEACH 7017

C.T.: 185606/1  
PID: 9341198

Date: 10/01/2025

Site Investigation Plan

1:250 @ A3

Sheet 1 of 1  
Drawn by: EF

## Dang Van

---

**From:** [REDACTED]  
**Sent:** Friday, 10 January 2025 11:21 AM  
**To:** Dang Van  
**Subject:** RE: Further request - DA 2024/230 (58B Kathleen Drive, Old Beach) - Single Dwelling

**Caution:** This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Hi Dang,

Just to clarify the future shed build has been removed from the plans as I will do another DA for the shed later if we decide to do one.

Thanks

**Gerrard Lynd**



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**From:** Gerrard Lynd  
**Sent:** Friday, 10 January 2025 10:50 AM  
**To:** Dang Van <dang.van@brighton.tas.gov.au>  
**Subject:** RE: Further request - DA 2024/230 (58B Kathleen Drive, Old Beach) - Single Dwelling

Hi Dang,