

# **DISCRETIONARY APPLICATION**

## ***For Public Display***

**Applicant:**

Engineering Plus

**Location:**

68 Thiessen Crescent, Miena

**Proposal:**

Dwelling & Ancillary Dwelling

**DA Number:**

DA 2022 / 00105

**Date Advertised:**

25 November 2022

**Date Representation Period Closes:**

9 December 2022

**Responsible Officer:**

Louisa Brown (Planning Officer)

**Viewing Documents:**

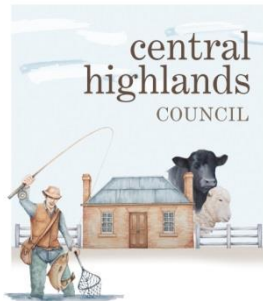
The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

[development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)



Development & Environmental Services  
19 Alexander Street  
BOTHWELL TAS 7030

Phone: (03) 6259 5503  
Fax: (03) 6259 5722

[www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au)

**OFFICE USE ONLY**

Application No.: \_\_\_\_\_

Property ID No.: \_\_\_\_\_

Date Received: \_\_\_\_\_

## Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

**Applicant / Owner Details:**

**Applicant Name**

Engineering Plus

**Postal Address**

81 Elizabeth Street

Phone No: 6331 7021

Launceston, TAS

7250

Fax No:

**Email address**

narelle@engineeringplus.com.au

**Owner/s Name**

J. & S. Stagg

(if not Applicant)

**Postal Address**

137 Caledonia Dr

Phone No:

Relbia, TAS

7258

Fax No:

**Email address:**

**Description of proposed use and/or development:**

**Address of new use  
and development:**

68 Thiessen Cres, Miena TAS 7030

**Certificate of Title  
No:**

Volume No

19996/103

Lot No:

103

**Description of  
proposed use or  
development:**

Proposed Dwelling

ie: New Dwelling / Additions / Demolition  
/ Shed / Farm Building / Carport /  
Swimming Pool or detail other etc.

**Current use of land  
and buildings:**

Residential

Eg. Are there any existing buildings  
on this title?  
If yes, what is the main building  
used as?

**Proposed Material**

What are the proposed  
external wall colours

Neutral

What is the proposed roof colour

Neutral

What is the proposed  
new floor area m<sup>2</sup>.

260m<sup>2</sup>

What is the estimated value of  
all the new work proposed:

\$ 400,000

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☒

Have you sought advice from Heritage Tasmania?

Yes ☐

No ☒

Has a Certificate of Exemption been sought for these works?

Yes ☐

No ☒

Signed Declaration



I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");  
***Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.***

Applicant Signature



(if not the Owner)

Applicant Name (Please print)

Narelle Lobdale

Date

25.08.22

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

<p><b>Information</b></p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, <b>please tick ✓</b> the box</p>	<input type="checkbox"/>
<p><b>Heritage Tasmania</b></p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p><b>TasWater</b></p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

## TORRENS TITLE

VOLUME		FOLIO
19996		103
EDITION	DATE OF ISSUE	
4	02-May-2014	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

*Alice Kawa*

Recorder of Titles.



### DESCRIPTION OF LAND

Parish of FENWICK, Land District of CUMBERLAND  
Lot 103 on Sealed Plan 19996  
Derivation : Part of Lot 26980 Gtd. to J.A.L. Robertson & F.E.  
Johnson and Part of Lot 3156 (640 Acres) Gtd. to F. & W. Synnot  
Prior CT 4020/24

### SCHEDULE 1

M455273 TRANSFER to SHARYN VANITA STAGG and JONOTHAN DAVID  
STAGG Registered 02-May-2014 at noon

### SCHEDULE 2

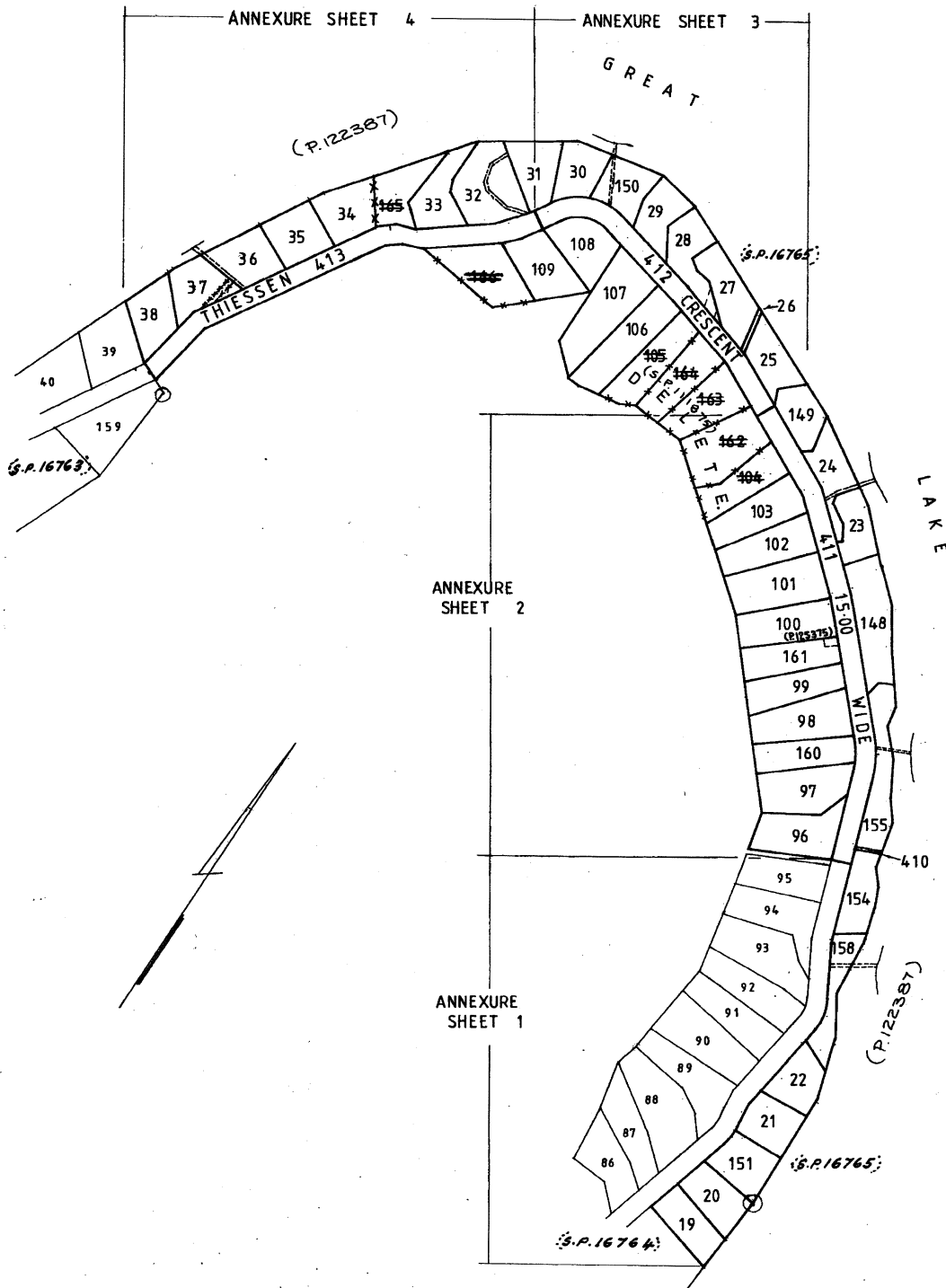
Reservations and conditions in the Crown Grant if any  
SP 19996 EASEMENTS in Schedule of Easements (if any)  
SP 19996 COVENANTS in Schedule of Easements (if any)  
SP 16765 FENCING COVENANT in Schedule of Easements

Owner: <i>Peter Henric Thiessen</i> THE HYDRO ELECTRIC COMMISSION		Registered Number: <b>S.P.19996</b>
Title Reference: <i>C.T. 3943-35</i> C.T. 3940-12	PLAN OF SURVEY by Surveyor <i>Edward M. Rae Pedley</i> of land situated in the LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK	Effective from: <i>16 MAY 1983</i>
Grantee: <i>Part of Lot 26980 309-2-33</i> <i>John Alfred Leslie Robertson &amp; Frederick</i> <i>Edmond Johnson Pur &amp; PART OF LOT 3156, 640 AC.</i> GTD. TO FREDERICK & WALTER SYNNOT		ACTING DEPUTY Recorder of Titles

Scale 1:2500 Measurements in Metres

u/r SN. 243/83

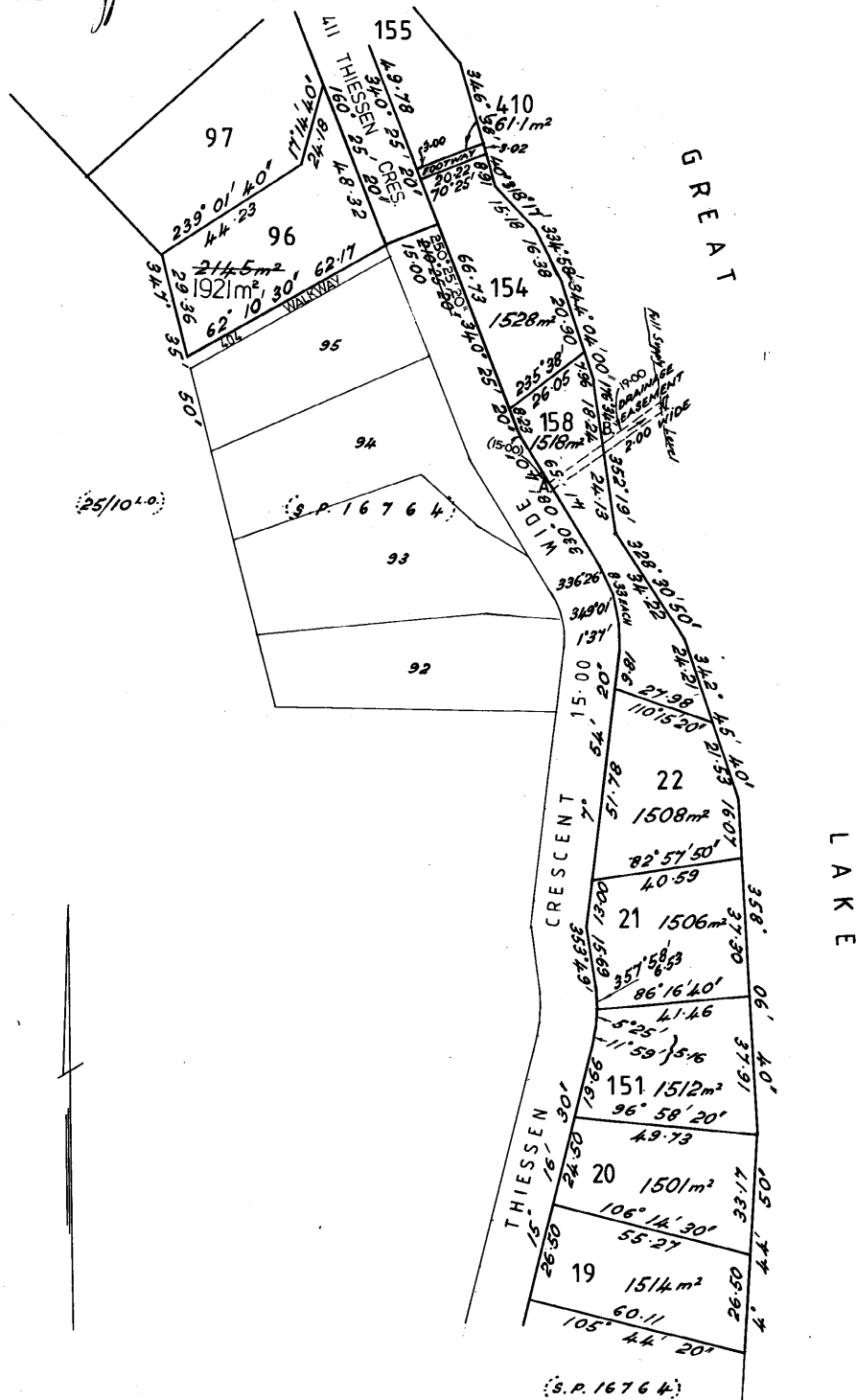
**SEE SURVEY NOTES  
FOR RE-MARK PLAN**



OS K 1109

29 FEB 1983

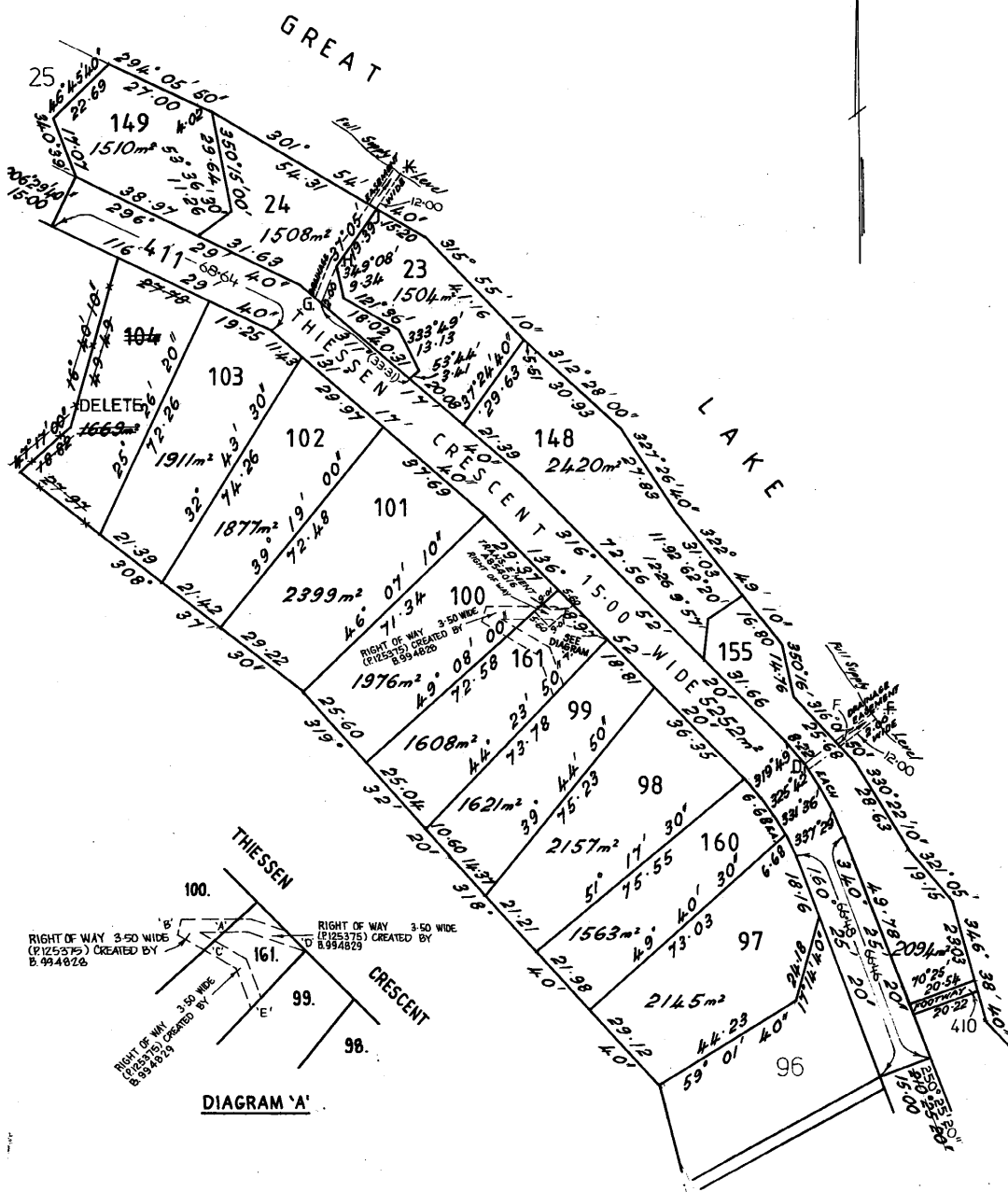
<p>ANNEXURE SHEET No. 1 (of 4 annexures) to plan by Surveyor <b>Edward M' Rae Pedley</b></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated <b>24-03-1982</b> and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P 19996</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor <i>M. Pedley</i></p>	<p>Scale 1:1000</p>
<p>Council Clerk <i>Raff</i></p>	<p>Owner: <b>Peter Henric Thiessen. &amp; ANR.</b> Title Reference: <b>C.T. 3943-35, C.T.3940-12</b></p>	<p>Measurements in Metres</p>





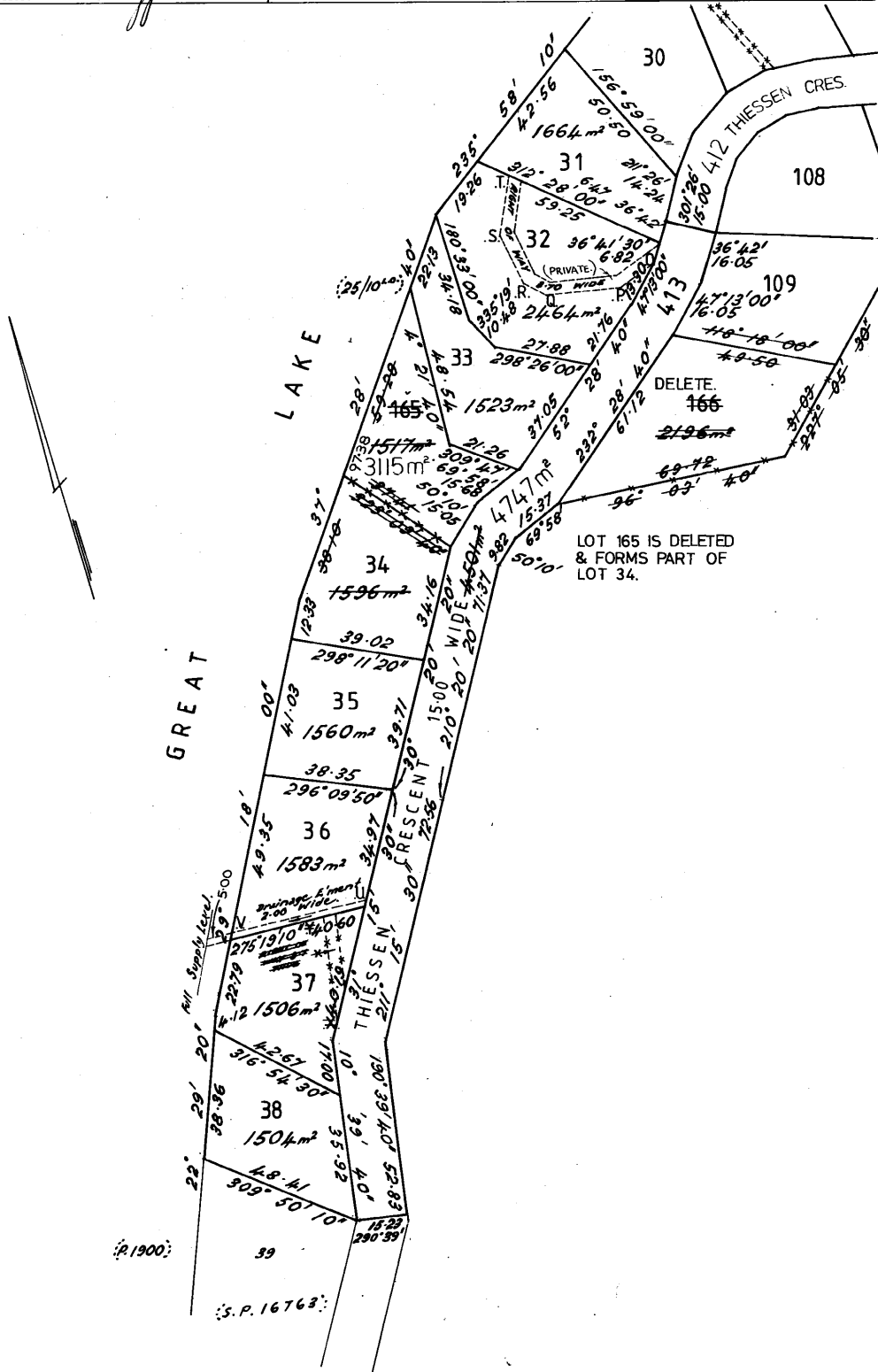
OS-K 1109

<p><b>ANNEXURE SHEET No. 2</b> (of 4 annexures) to plan by Surveyor <b>Edward M' Rae Pedley</b></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated <b>24-03-1982</b> and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P19996</b></p>
<p>Signed for the purposes of identification</p> <p>Council Clerk <i>[Signature]</i></p>	<p>Surveyor <i>[Signature]</i> Owner: <b>Peter Henric Thiessen &amp; ANR.</b> Title Reference: <b>C.T. 3943-35, C.T.3940-12</b></p>	<p>Scale <b>1:1000</b> Measurements in Metres</p>





<p><b>ANNEXURE SHEET No. 4</b> (of 4 annexures) to plan by Surveyor <b>Edward M'Rae Pedley</b></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 24-09-1982 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P19996</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>M. Pedley</i></p>	
<p>Council Clerk: <i>[Signature]</i></p>	<p>Owner: <b>Peter Herrie Thiessen &amp; ANR.</b> Title Reference: <b>C.T. 3943-35, C.T.3940-12</b></p>	





## SCHEDULE OF EASEMENTS

PLAN NO.

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

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

**S.P19996**

THIS COPY SCHEDULE CONTAINS 2 PAGE/S

## EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

Lot 158 is SUBJECT TO a Right of Drainage over the Drainage Easement AB for the benefit of the Warden Councillors and Electors of the Municipality of Bothwell

Lot 155 is SUBJECT TO a Right of Drainage over the Drainage Easement DF for the benefit of the Warden, Councillors and Electors of the Municipality of Bothwell

Lot 24 is SUBJECT TO a Right of Drainage over the Drainage Easement GK for the benefit of the Warden, Councillors and Electors of the Municipality of Bothwell

Lot 150 is SUBJECT TO a Right of Drainage over the Drainage Easement LM for the benefit of the Warden, Councillors and Electors of the Municipality of Bothwell

Lot 36 is SUBJECT TO a Right of Drainage over the Drainage Easement UV for the benefit of the Warden, Councillors and Electors of the Municipality of Bothwell

Lot 32 is SUBJECT TO a Right of Carriageway over the Right of Way OPQRST for the benefit of Lot 31 shown on the plan

Lot 31 is TOGETHER WITH a Right of Carriageway over the Right of Way OPQRST passing through Lot 32 shown on the plan

~~Lot 37 is SUBJECT TO a Right of Carriageway over the Right of Way XY for the benefit of Lot 36 shown on the plan~~

~~Lot 36 is TOGETHER WITH a Right of Carriageway over the Right of Way XY passing through Lot 37 shown on the plan~~

19996

COVENANTS

The owner of each Lot on the plan covenants with Peter Henric Thiessen (the subdivider) and the owners for the time being of every other Lot shewn on the plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other Lot shewn on the plan (and with the residue of the land comprised in Certificate of Title Volume 3943 Folio 35 and Conveyance 52/8875 and each and every part thereof to observe the following stipulations:-

- (a) Not to conduct or carry on any trade or business of an industrial, commercial or manufacturing nature at any time hereafter upon the ~~said~~ lot or any part thereof  
such
- (b) Not to erect upon the boundaries of the lot or any part of the ~~said~~ lot any fence.  
such

SIGNED by PETER HENRIC THIESSEN )

*[Signature]*

*P.T.T.*  
*Solinita*  
*Heckert*

THE COMMON SEAL of THE HYDRO-ELECTRIC )  
COMMISSION was hereunto affixed this )  
2nd day of May 1983 )  
in the presence of:

*[Signature]*  
Commissioner

*[Signature]*  
Secretary

Signed for and on behalf of COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA by Alan Douglas Pitman its duly constituted attorney under Power of Attorney No 18508 dated 26/10/65 who hereby certifies that he has received no notice of revocation of the said power in the presence of:

*[Signature]*

COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA  
BY its Attorney  
*[Signature]*  
Assistant Manager, HOBART

COMMISSIONER FOR DECLARATIONS  
(DEVELOPMENT BANK LOANS OFFICER)

Mortgagee under Mortgage no d A760803 and 56/0668

19996

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....  
Subdivider/Solicitor for the SubdividerThis is the schedule of easements attached to the plan of .....  
(Insert Subdivider's Full Name)

..... affecting land in

.....  
(Insert Title Reference)Sealed by ..... *Bonnie Curren* ..... on ..... *20/12/19* ..... 19*82*.....  
*Russell*  
Council Clerk/Town Clerk

10365

## DRAWING SCHEDULE

A00	COVER PAGE
A01	LOCALITY PLAN
A02	SITE PLAN
A03	GROUND FLOOR CONSTRUCTION PLAN
A04	FIRST FLOOR CONSTRUCTION PLAN
A05	FLOOR PLANS
A06	ANCILLARY DWELLING FLOOR PLAN
A07	ROOF PLAN
A08	ELEVATIONS #1
A09	ELEVATIONS #2
A12	3D PERSPECTIVE #1
A13	3D PERSPECTIVE #2
A14	3D PERSPECTIVE #3
A15	3D PERSPECTIVE #4
A16	SHADOW PLANS

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	19996/103
EXISTING ANCILLARY DWELLING AREA:	48.46m <sup>2</sup>
EXISTING ANCILLARY DWELLING DECK AREA:	5.76m <sup>2</sup>
PROPOSED FIRST FLOOR AREA:	143.66m <sup>2</sup>
PROPOSED BALCONY AREA:	14.14m <sup>2</sup>
PROPOSED REAR DECK AREA:	4.65m <sup>2</sup>
PROPOSED GROUND FLOOR AREA:	17.73m <sup>2</sup>
PROPOSED UNDER HOUSE PARKING/STORAGE SPACE:	79.32m <sup>2</sup>
DESIGN WIND SPEED:	N3
SOIL CLASSIFICATION:	'P' / 'M'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	12.5
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	N/A
LANDSLIP:	LOW/MEDIUM
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

## PROPOSED DWELLING

J. & S. STAGG  
68 THIESSEN CR  
MIENA TAS 7030

CENTRAL HIGHLANDS COUNCIL

## ISSUED FOR APPROVAL





- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
  - MIN. 300mm x 300mm
  - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL - GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

LEGEND	
	SEWER
	WATER
	STORMWATER

**DRAINAGE**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

	PRIVATE OPEN SPACES 14.18m² (0.74%)
IMPERVIOUS SURFACES 222.62m²	11.66%

ISSUED FOR APPROVAL

Copyright ©

Client: J. & S. STAGG

Project: PROPOSED DWELLING

Address: 68 THIESSEN CRES,  
MIENA TAS 7030

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

Date Drawn: 29.07.22  
Drawn: I. Basir  
Checked: A. Taylor  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

Accredited Building Designer  
Designer Name: J.Pfeiffer  
Accreditation No: CC2211T

Drawing No:

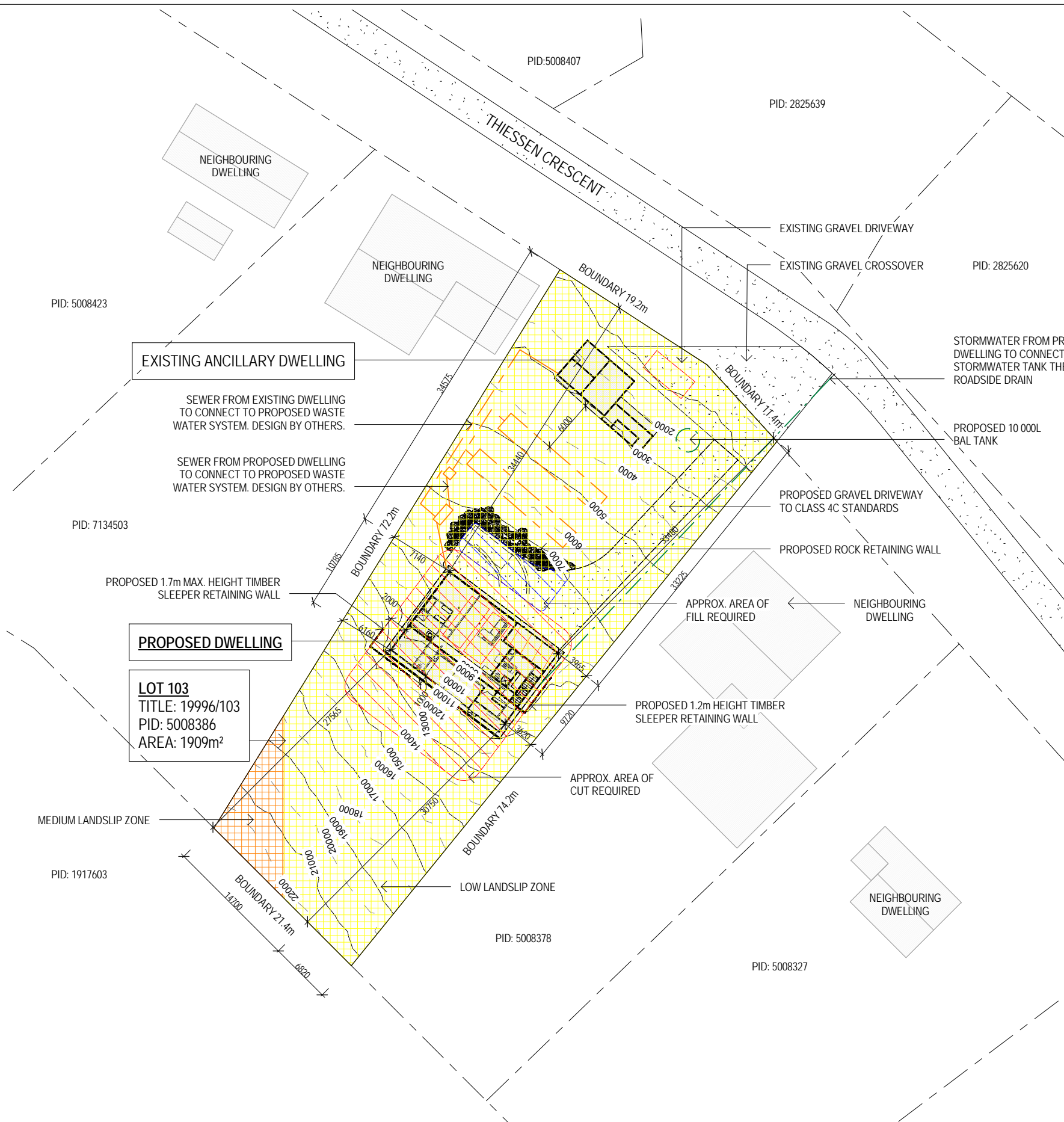
31422

A01

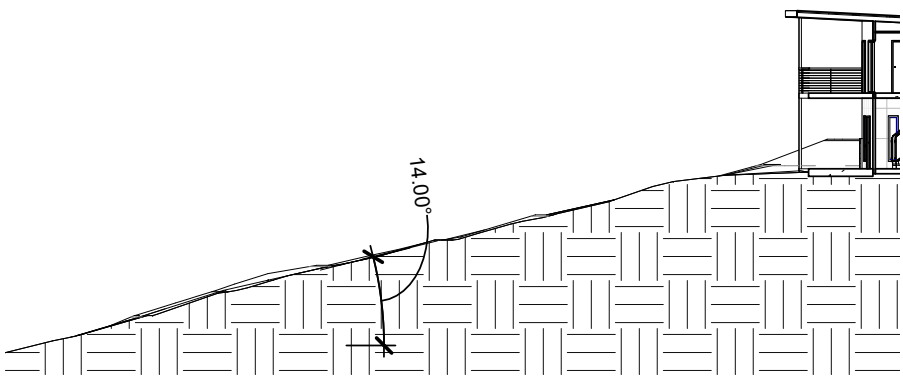
Rev

A

LOCALITY PLAN  
SCALE 1 : 500







Section 2 - DRIVEWAY  
SCALE 1 : 300

SEWER FROM EXISTING DWELLING  
TO CONNECT TO PROPOSED WASTE  
WATER SYSTEM. DESIGN BY OTHERS.

SEWER FROM PROPOSED DWELLING  
TO CONNECT TO PROPOSED WASTE  
WATER SYSTEM. DESIGN BY OTHERS.

PID: 7134503

PROPOSED 1.7m MAX. HEIGHT TIMBER  
SLEEPER RETAINING WALL

PROPOSED DWELLING

MEDIUM LANDSLIP ZONE

LOT 103  
TITLE: 19996/103  
PID: 5008386  
AREA: 1909m<sup>2</sup>

SITE PLAN  
SCALE 1 : 200

APPROX. AREA OF  
CUT REQUIRED  
LOW LANDSLIP ZONE

PROPOSED 1.2m HEIGHT TIMBER  
SLEEPER RETAINING WALL

PID: 5008378

EXISTING ANCILLARY  
DWELLING

APPROX. AREA OF  
FILL REQUIRED

NEIGHBOURING  
DWELLING

PROPOSED ROCK RETAINING WALL

STORMWATER FROM PROPOSED DWELLING  
TO CONNECT TO 2 x 10 000L STORMWATER  
TANK THEN OVERFLOW TO ROADSIDE DRAIN

PROPOSED GRAVEL DRIVEWAY  
TO CLASS 4C STANDARDS

PROPOSED 10 000L  
BAL TANK

EXISTING GRAVEL CROSSOVER  
EXISTING GRAVEL DRIVEWAY

LEGEND	
	SEWER
	WATER
	STORMWATER

**DRAINAGE**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL  
ONLY AND IS SUBJECT TO AMENDMENT TO  
COMPLY WITH THE REQUIREMENTS OF THE  
LOCAL AUTHORITIES. ALL WORK IS TO COMPLY  
WITH THE REQUIREMENTS OF NATIONAL  
PLUMBING AND DRAINAGE CODE AS3500 AND  
MUST BE CARRIED OUT BY A LICENCED  
TRADESMAN ONLY.

ISSUED FOR APPROVAL

Copyright ©

Client: J. & S. STAGG

Project: PROPOSED DWELLING

Address: 68 THIESSEN CRES,  
MIENA TAS 7030

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

A	ISSUED FOR APPROVAL	25.08.22	I.B	
-	ISSUED FOR REVIEW	29.07.22	I.B	
Rev:	Amendment:	Date:	Int:	

Date Drawn: 29.07.22  
Drawn: I. Basir  
Checked: A. Taylor  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

Accredited Building Designer  
Designer Name: J.Pfeiffer  
Accreditation No: CC2211T

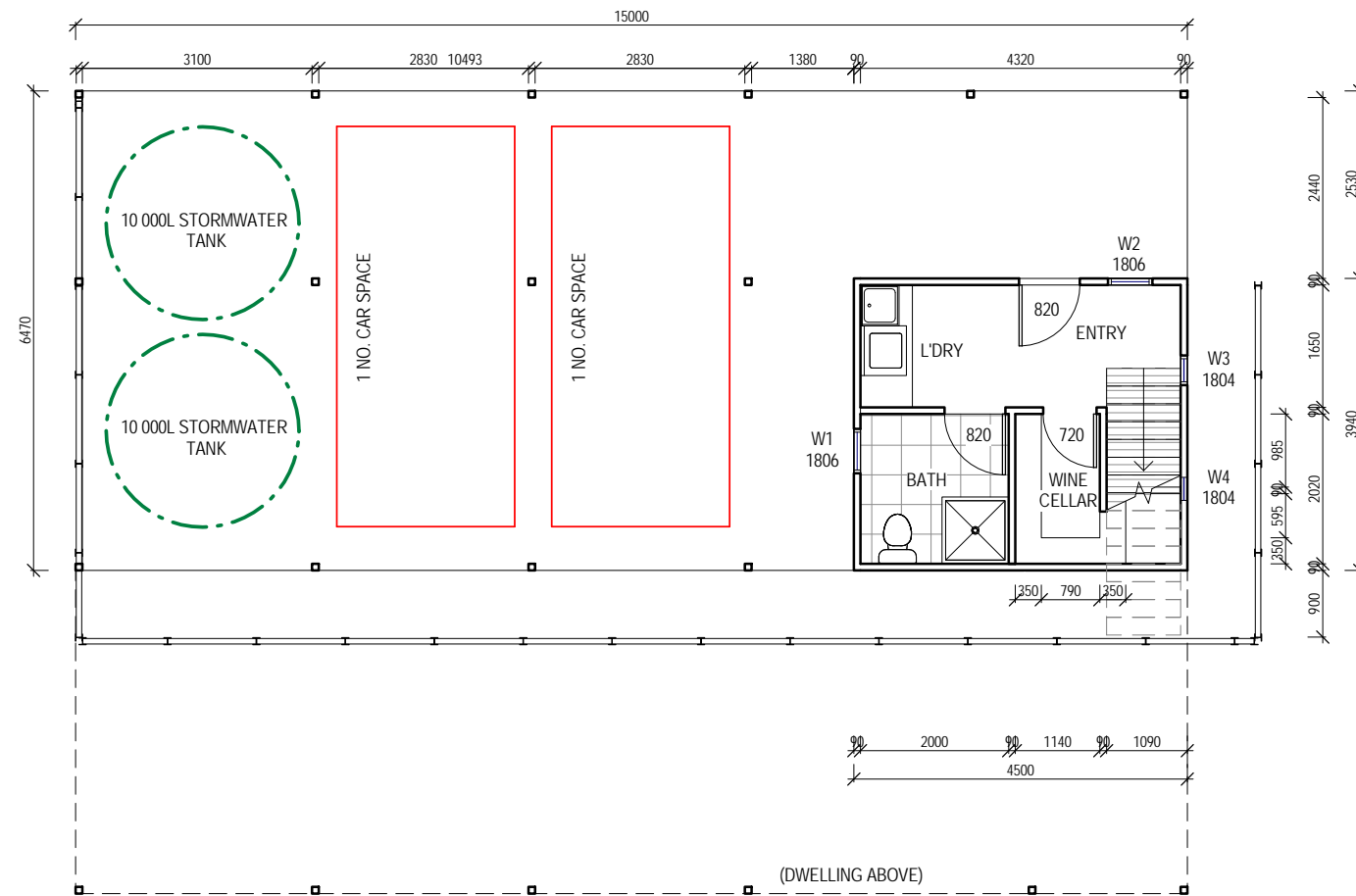
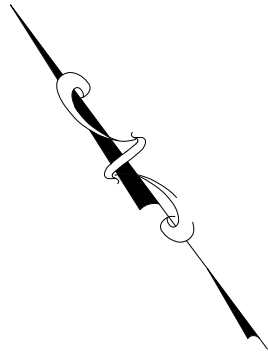
Drawing No:

31422

A02

Rev

A



**GROUND FLOOR - CONSTRUCTION PLAN**  
SCALE 1 : 100

**WINDOWS SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1800	600	DG	4.3	0.55
W2	1800	600	DG	4.3	0.55
W3	1800	400	DG	4.3	0.55
W4	1800	400	DG	4.3	0.55

**DISCLAIMER:**  
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

**ISSUED FOR APPROVAL**

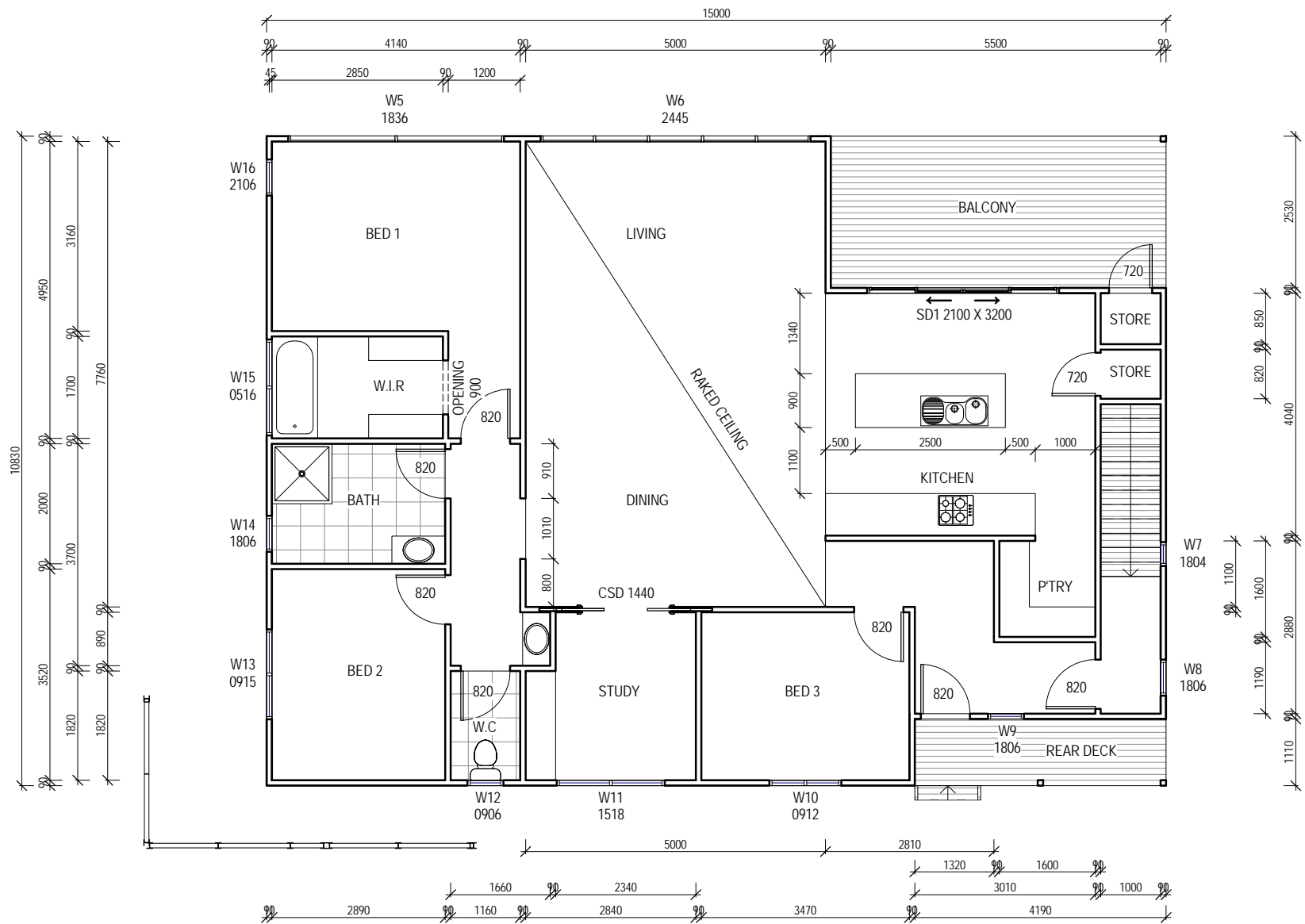
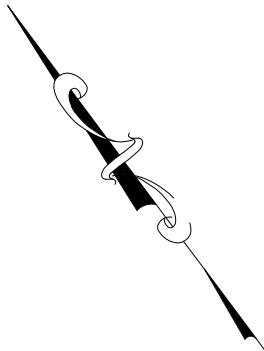
Copyright ©

Area Schedule (Gross Building)		
Name	Area	Area (sq)
EXISTING ANCILLARY DECK	5.76 m <sup>2</sup>	0.62
EXISTING ANCILLARY DWELLING	48.46 m <sup>2</sup>	5.22
PROPOSE REAR DECK	4.65 m <sup>2</sup>	0.50
PROPOSED BALCONY	14.14 m <sup>2</sup>	1.52
PROPOSED FIRST FLOOR	143.66 m <sup>2</sup>	15.46
PROPOSED GROUND FLOOR	17.73 m <sup>2</sup>	1.91
UNDER HOUSE PARKING	79.32 m <sup>2</sup>	8.54
	313.72 m <sup>2</sup>	33.77

				Date Drawn: 29.07.22
				Drawn: I. Basir
				Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
A	ISSUED FOR APPROVAL	25.08.22	I.B	Accredited Building Designer
-	ISSUED FOR REVIEW	29.07.22	I.B	Designer Name: J. Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Client: J. & S. STAGG	Drawing No: 31422	Rev A
Project: PROPOSED DWELLING	A03	
Address: 68 THIESSEN CRES, MIENA TAS 7030		
Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au		

**ENGINEERING PLUS**  
BUILDING DESIGN  
PROJECT MANAGEMENT  
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FIRST FLOOR CONSTRUCTION PLAN  
SCALE 1 : 100

WINDOWS SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W5	1800	3600	DG	4.3	0.55
W6	2400	4500	DG	4.3	0.55
W7	1800	400	DG	4.3	0.55
W8	1800	600	DG	4.3	0.55
W9	1800	600	DG	4.3	0.55
W10	900	1200	DG	4.3	0.55
W11	1500	1800	DG	4.3	0.55
W12	900	600	DG	4.3	0.55
*W13	900	1500	DG	4.3	0.55
W14	1800	600	DG	4.3	0.55
W15	500	1600	DG	4.3	0.55
*W16	2100	600	DG	4.3	0.55
SD1	2100	3200	DG	4.0	0.61

\*W13 & W16 - IF FALL HEIGHT TO GROUND IS GREATER THAN 2.0m, WINDOW TO HAVE A PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.

**DISCLAIMER:**  
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

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Address: 68 THIESSEN CRES,  
MIENA TAS 7030

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

Area Schedule (Gross Building)		
Name	Area	Area (sq)
EXISTING ANCILLARY DECK	5.76 m²	0.62
EXISTING ANCILLARY DWELLING	48.46 m²	5.22
PROPOSE REAR DECK	4.65 m²	0.50
PROPOSED BALCONY	14.14 m²	1.52
PROPOSED FIRST FLOOR	143.66 m²	15.46
PROPOSED GROUND FLOOR	17.73 m²	1.91
UNDER HOUSE PARKING	79.32 m²	8.54
	313.72 m²	33.77

A	ISSUED FOR APPROVAL	25.08.22	I.B
-	ISSUED FOR REVIEW	29.07.22	I.B
Rev:	Amendment:	Date:	Int:

Date Drawn: 29.07.22  
Drawn: I. Basir  
Checked: A. Taylor  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

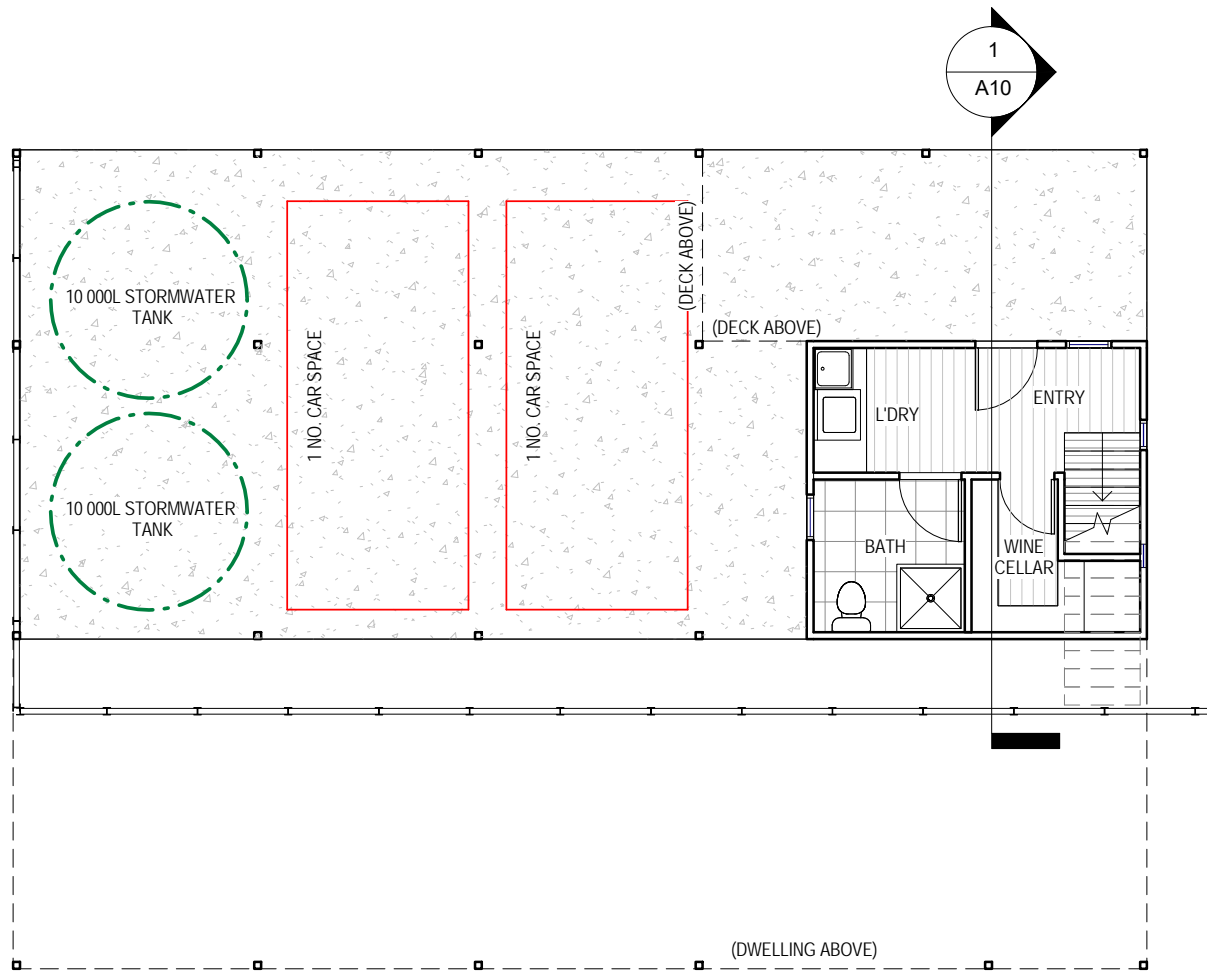
Accredited Building Designer  
Designer Name: J.Pfeiffer  
Accreditation No: CC2211T

Drawing No:  
31422

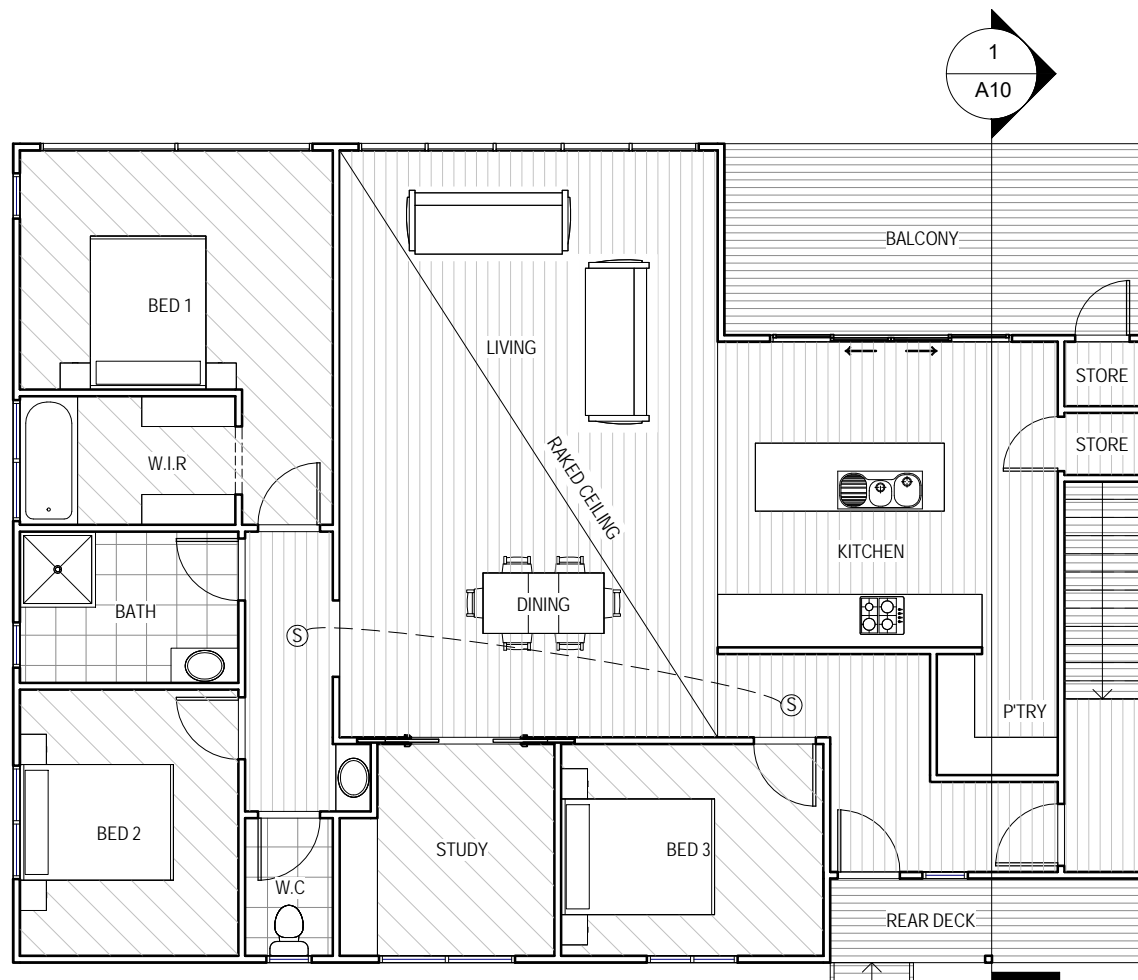
Rev  
A04  
A



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL PLANK

**SMOKE ALARMS**  
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH BCA PART 3.7.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

ISSUED FOR APPROVAL

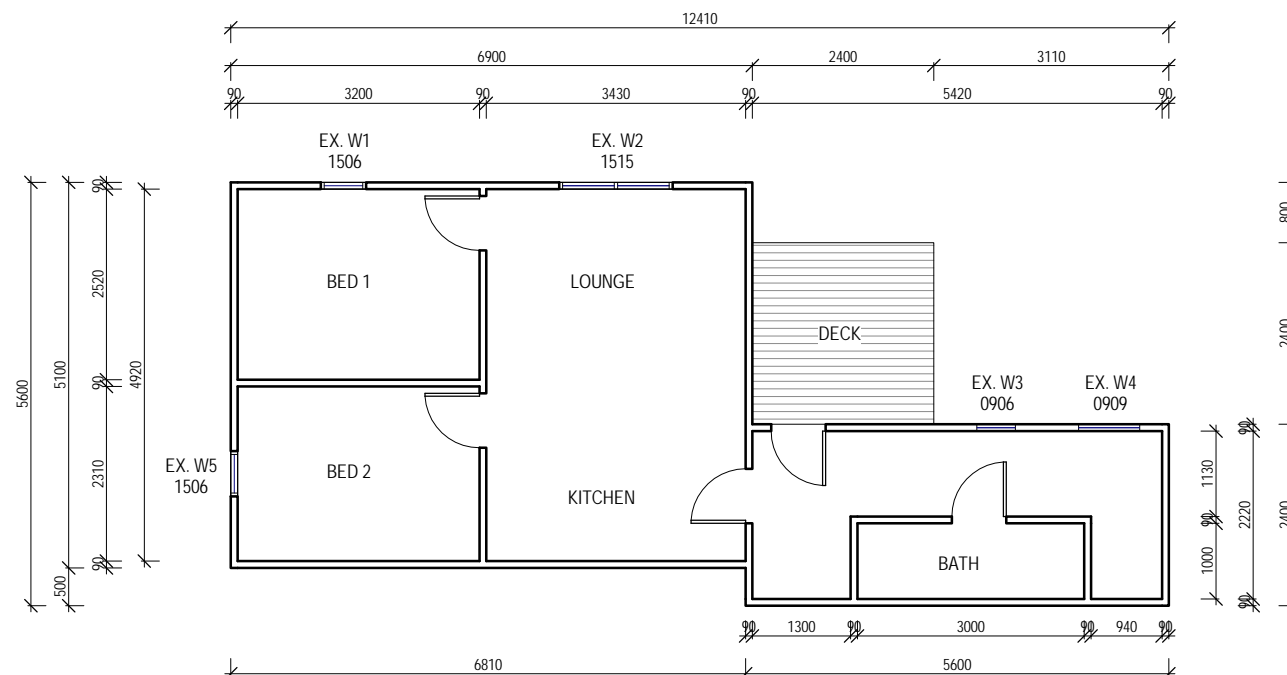
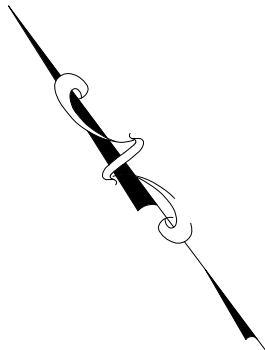
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Address: 68 THIESSEN CRES,  
MIENA TAS 7030

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

Area Schedule (Gross Building)		
Name	Area	Area (sq)
EXISTING ANCILLARY DECK	5.76 m <sup>2</sup>	0.62
EXISTING ANCILLARY DWELLING	48.46 m <sup>2</sup>	5.22
PROPOSE REAR DECK	4.65 m <sup>2</sup>	0.50
PROPOSED BALCONY	14.14 m <sup>2</sup>	1.52
PROPOSED FIRST FLOOR	143.66 m <sup>2</sup>	15.46
PROPOSED GROUND FLOOR	17.73 m <sup>2</sup>	1.91
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	313.72 m <sup>2</sup>	33.77

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				Checked: A. Taylor	
				Approved: J. Pfeiffer	
				Scale: As Shown @ A3	
A	ISSUED FOR APPROVAL	25.08.22	I.B	Accredited Building Designer	
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Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T	
				Drawing No: 31422	Rev A
				A05	




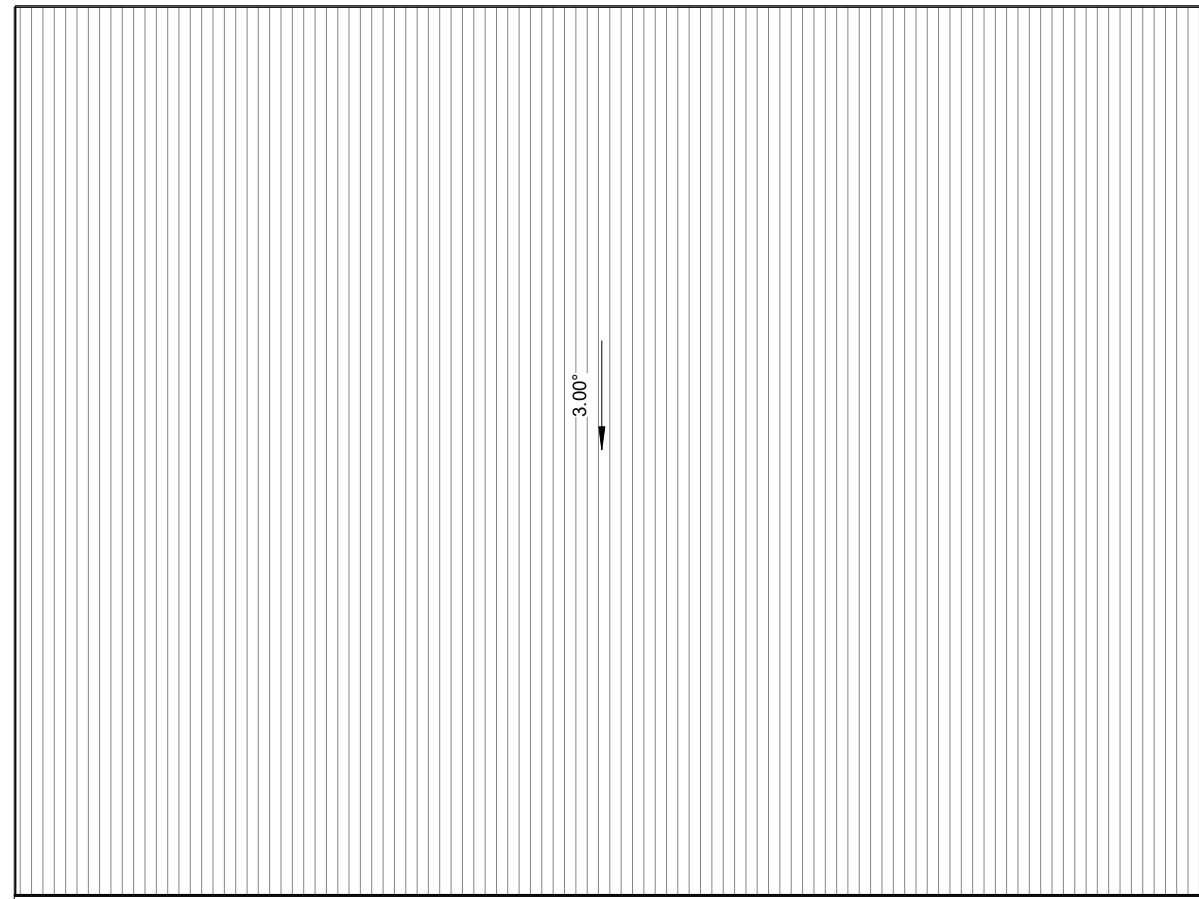
**EXISTING ANCILLARY DWELLING CONSTRUCTION PLAN**  
SCALE 1:100

**EXISTING WINDOWS SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
EX. W1	1500	600	DG	4.3	0.55
EX. W2	1500	1500	DG	4.3	0.55
EX. W3	900	600	DG	4.3	0.55
EX. W4	900	900	DG	4.3	0.55
EX. W5	1500	600	DG	4.3	0.55

Area Schedule (Gross Building)		
Name	Area	Area (sq)
EXISTING ANCILLARY DECK	5.76 m <sup>2</sup>	0.62
EXISTING ANCILLARY DWELLING	48.46 m <sup>2</sup>	5.22
PROPOSE REAR DECK	4.65 m <sup>2</sup>	0.50
PROPOSED BALCONY	14.14 m <sup>2</sup>	1.52
PROPOSED FIRST FLOOR	143.66 m <sup>2</sup>	15.46
PROPOSED GROUND FLOOR	17.73 m <sup>2</sup>	1.91
UNDER HOUSE PARKING	79.32 m <sup>2</sup>	8.54
	313.72 m <sup>2</sup>	33.77

				Date Drawn: 29.07.22	Project: PROPOSED DWELLING Address: 68 THIESSEN CRES, MIENA TAS 7030 Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au	 <b>ENGINEERING PLUS</b> <small>BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING</small>	
				Drawn: I. Basir			
				Checked: A. Taylor			
				Approved: J. Pfeiffer			
				Scale: As Shown @ A3			
A	ISSUED FOR APPROVAL	25.08.22	I.B	Accredited Building Designer		Drawing No: 31422	Rev A
-	ISSUED FOR REVIEW	29.07.22	I.B	Designer Name: J.Pfeiffer			
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T			
						A06	



ROOF CLADDING. BCA VOLUME 2 PART 3.5.1.3

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET  
INSTALLATION, FIXINGS & FLASHINGS

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200 MM.

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS  
3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

ROOF PLAN

SCALE 1:100

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MIENA TAS 7030

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**ENGINEERING PLUS** BUILDING DESIGN  
PROJECT MANAGEMENT  
CIVIL/STRUCTURAL/ENGINEERING

				Date Drawn: 29.07.22 Drawn: I. Basir Checked: A. Taylor Approved: J. Pfeiffer Scale: As Shown @ A3	Project: PROPOSED DWELLING Address: 68 THIESSEN CRES, MIENA TAS 7030 Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au	 <b>ENGINEERING PLUS</b> <small>DESIGN BUILD PROJECT MANAGEMENT CIVIL-STRUCTURAL ENGINEERING</small>
A	ISSUED FOR APPROVAL	25.08.22	I.B	Accredited Building Designer	Drawing No:	
-	ISSUED FOR REVIEW	29.07.22	I.B	Designer Name: J.Pfeiffer	31422	A07
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T		A

- SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
  - A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
  - VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS  
CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.

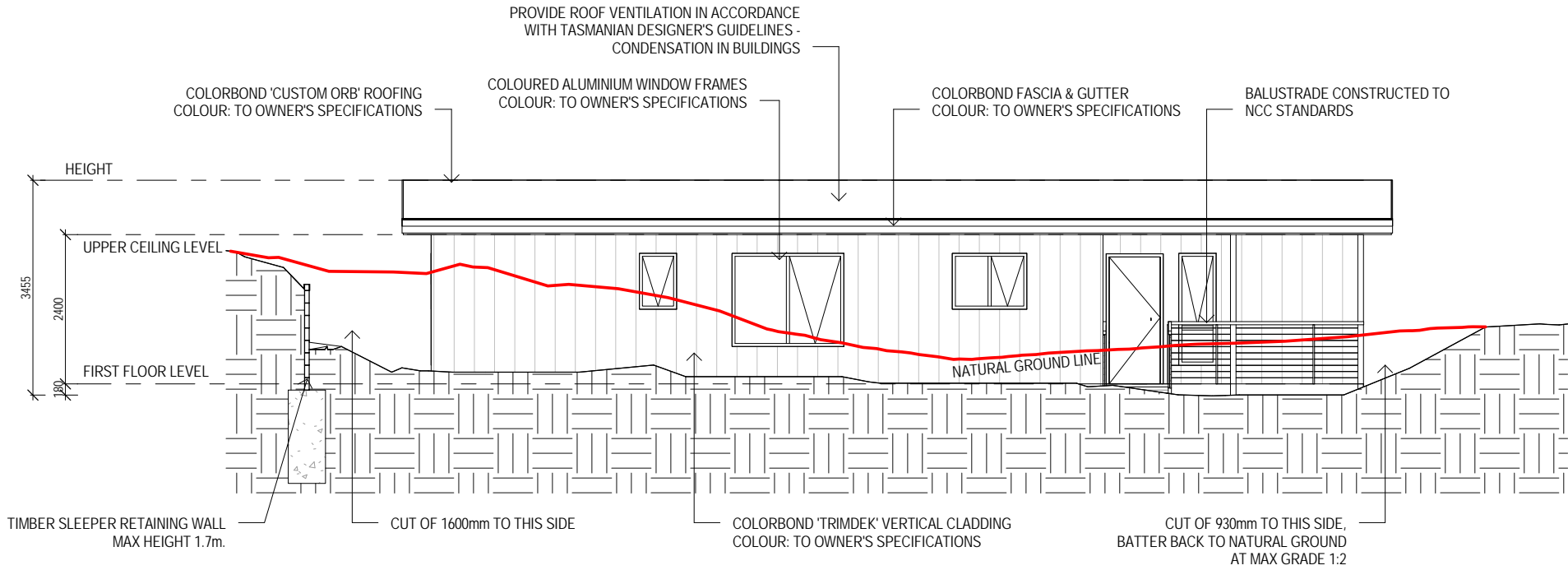
SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART  
3.6

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE  
NOTED.

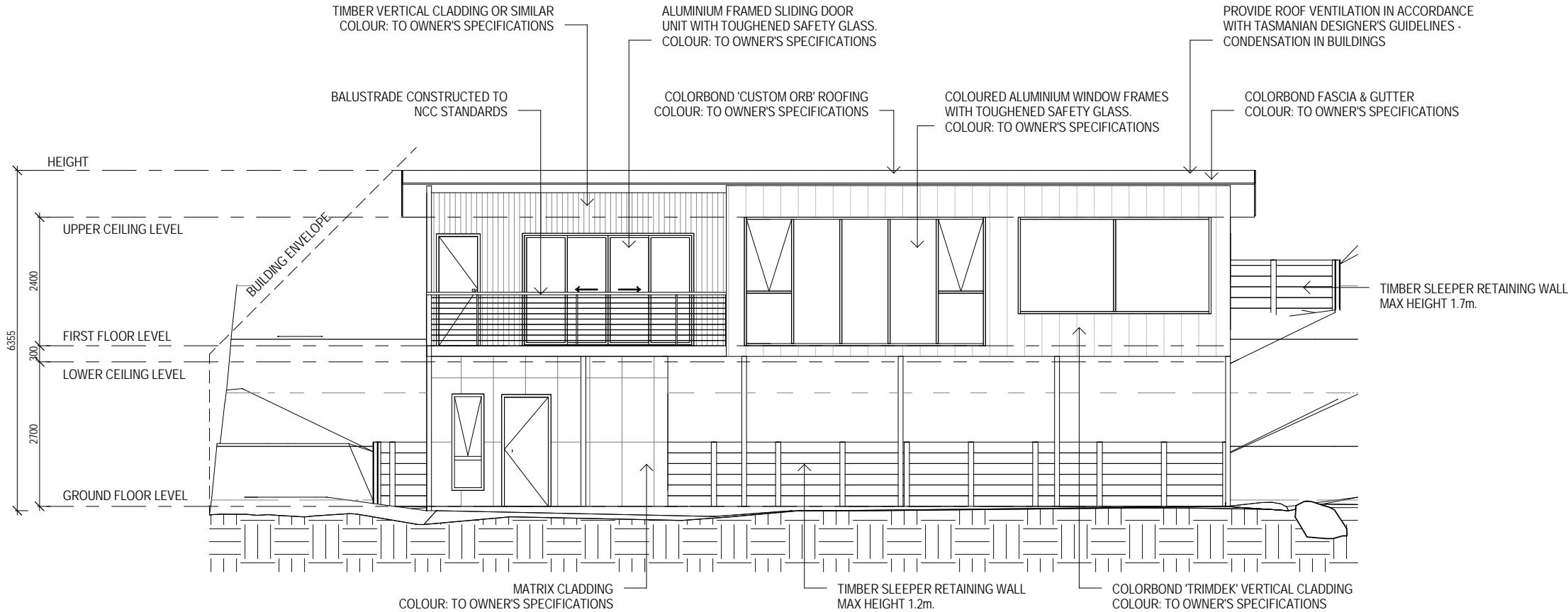
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO  
MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288  
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 Wind Design: N3 50m/s
- TERRAIN CATEGORY: T1.0 (PS)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150



**SOUTH WEST ELEVATION**  
SCALE 1:100



**NORTH EAST ELEVATION**  
SCALE 1:100

- STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9
- TREADS: 240 MM
  - RISERS: 190 MM
  - TREATED PINE TIMBER STAIR MATERIAL TO ASI684
  - TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
  - ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
  - STRINGER: 300x50 F5 TREATED PINE
  - TREADS: 250x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

**ISSUED FOR APPROVAL**

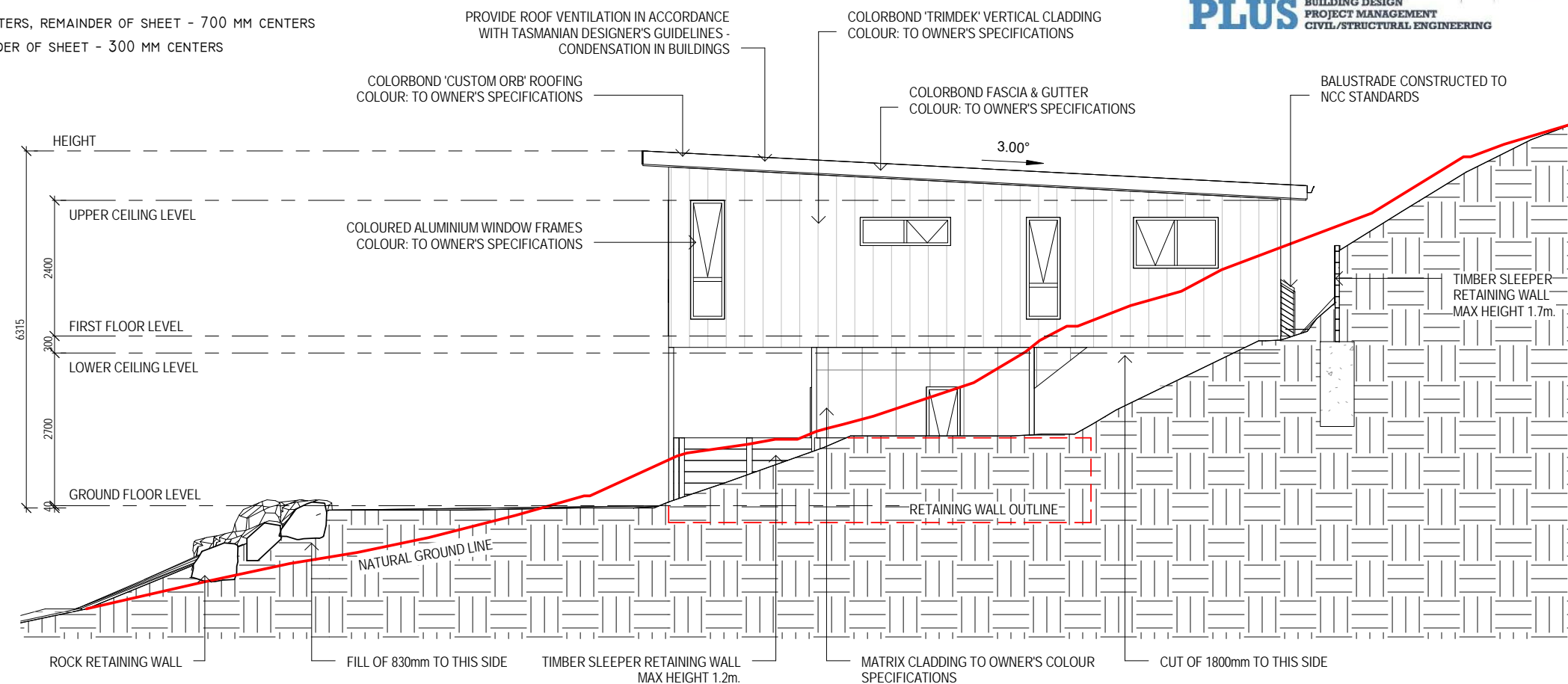
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Client: **J. & S. STAGG**  
Project: **PROPOSED DWELLING**  
Address: **68 THIESSEN CRES,  
MIENA TAS 7030**

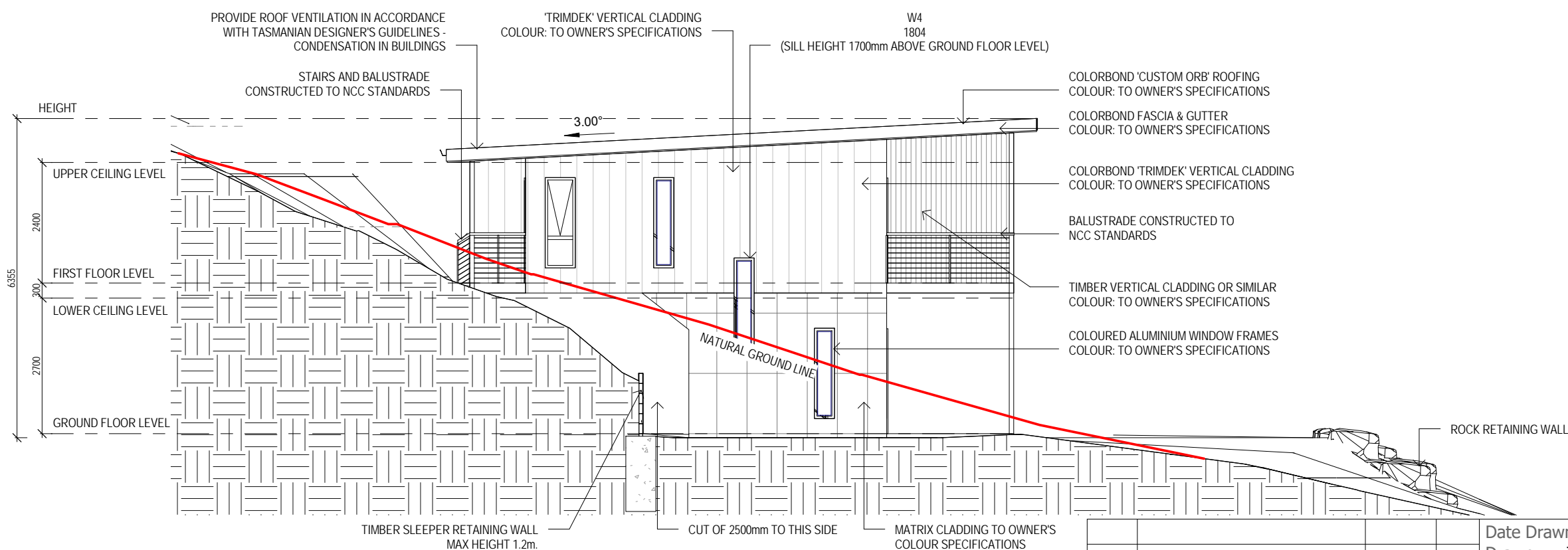
Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au



				Date Drawn: 29.07.22	
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				Checked: A. Taylor	
				Approved: J. Pfeiffer	
				Scale: As Shown @ A3	
A	ISSUED FOR APPROVAL	25.08.22	I.B	Accredited Building Designer	
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Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T	
				Drawing No:	Rev
				31422	A
				A08	A



NORTH WEST ELEVATION  
SCALE 1:100



SOUTH EAST ELEVATION  
SCALE 1 : 100

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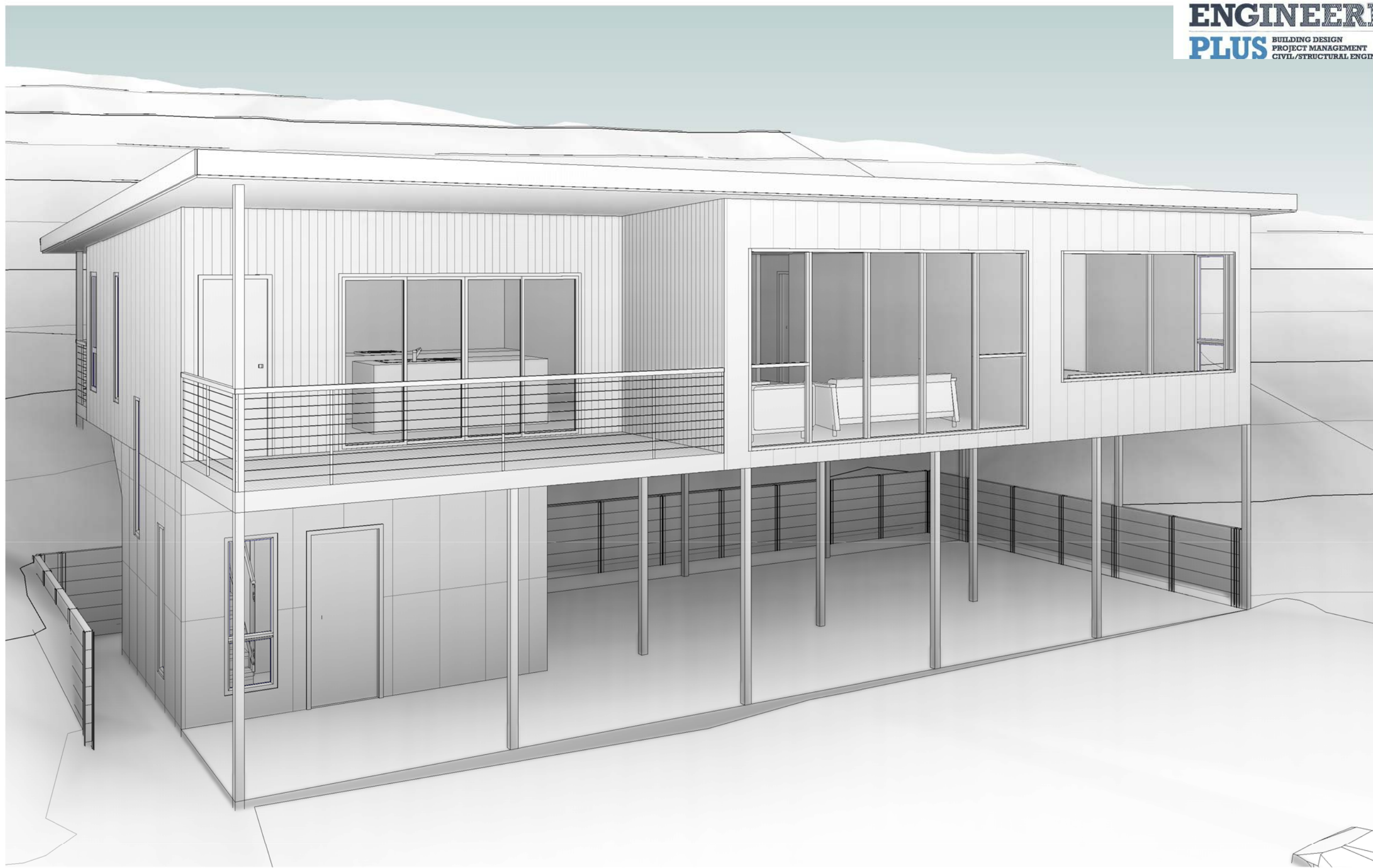
Address: 68 THIESSEN CRES,  
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trin@engineeringplus.com.au

13 **ENGINEERING**  
**PLUS** BUILDING DESIGN  
PROJECT MANAGEMENT  
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				Date Drawn: 29.07.22 Drawn: I. Basir Checked: A. Taylor Approved: J. Pfeiffer Scale: As Shown @ A3	Project: PROPOSED DWELLING Address: 68 THIESSEN CRES, MIENA TAS 7030 Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au	 <b>ENGINEERING PLUS</b> <small>BUILDING DESIGN PROPERTY MANAGEMENT CIVIL-STRUCTURAL ENGINEERING</small>	
A	ISSUED FOR APPROVAL	25.08.22	I.B	Accredited Building Designer	Drawing No:		Rev
-	ISSUED FOR REVIEW	29.07.22	I.B	Designer Name: J.Pfeiffer Accreditation No: CC2211T	31422 A09		A
Rev:	Amendment:	Date:	Int:				



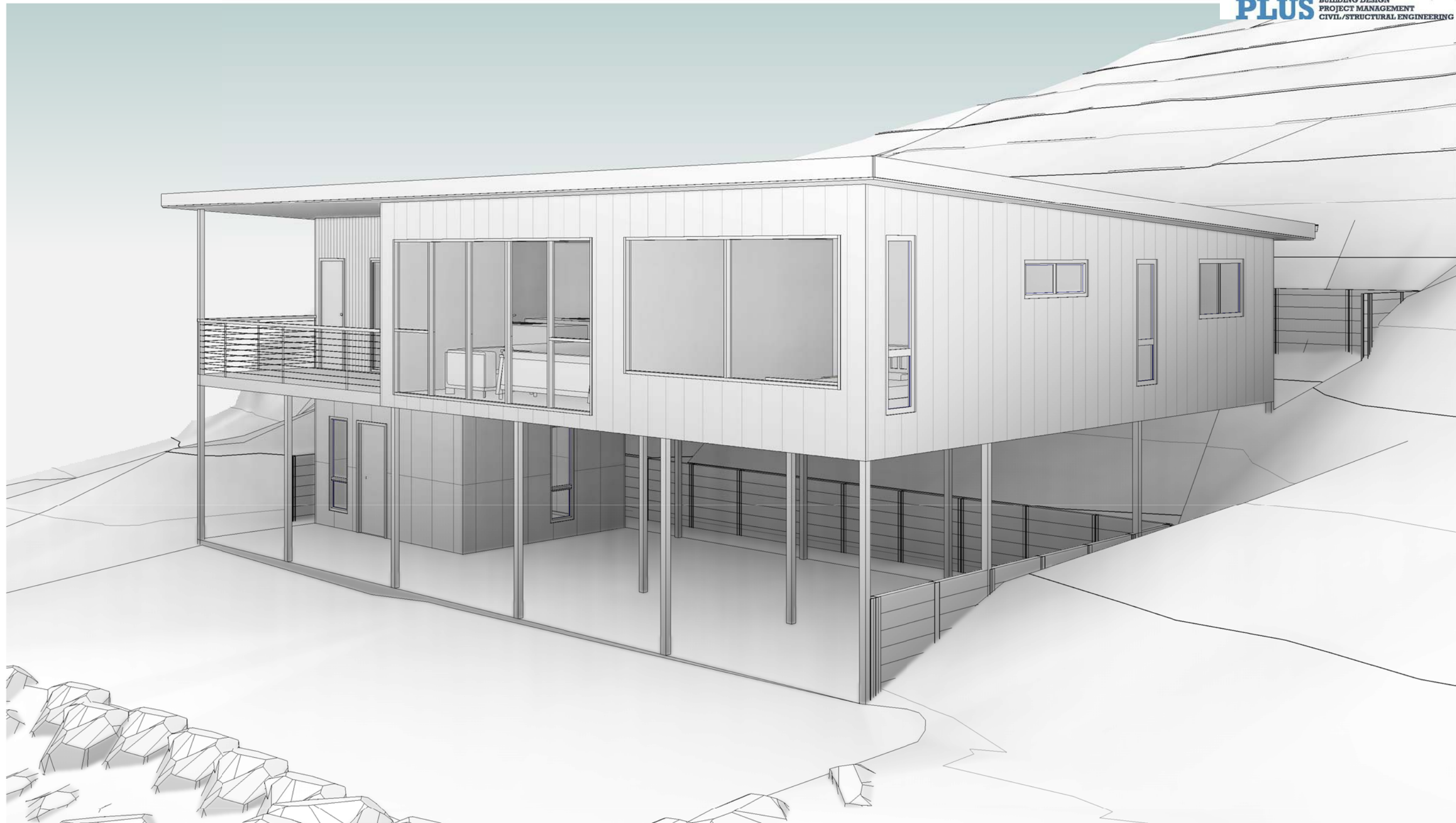


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				Scale: As Shown @ A3	
A	ISSUED FOR APPROVAL	25.08.22	I.B	Accredited Building Designer	Drawing No: 31422
-	ISSUED FOR REVIEW	29.07.22	I.B	Designer Name: J.Pfeiffer	
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T	
					Rev A
					A12



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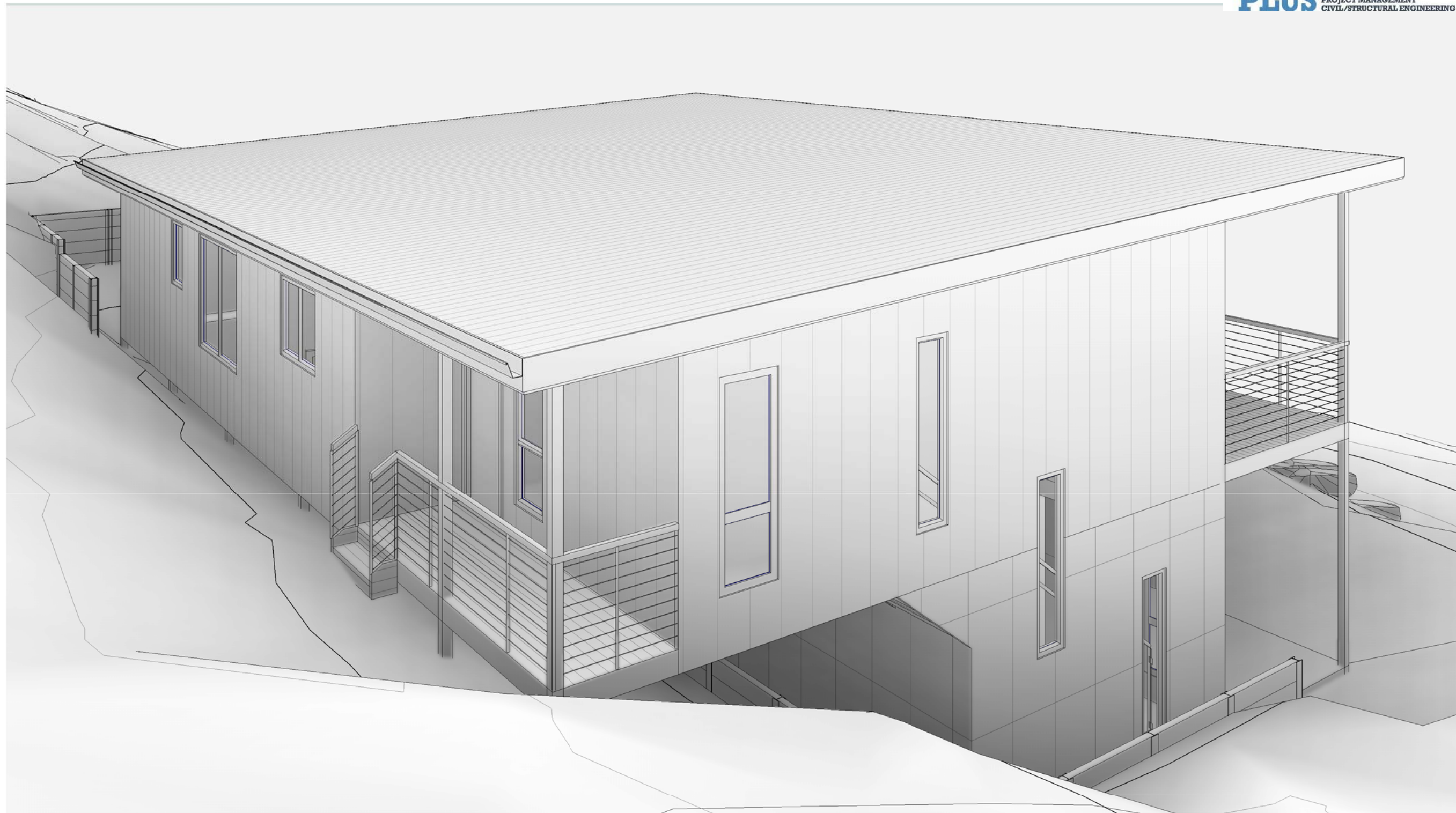
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				Drawn: I. Basir			
				Checked: A. Taylor			
				Approved: J. Pfeiffer			
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-	ISSUED FOR REVIEW	29.07.22	I.B				
Rev:	Amendment:	Date:	Int:				



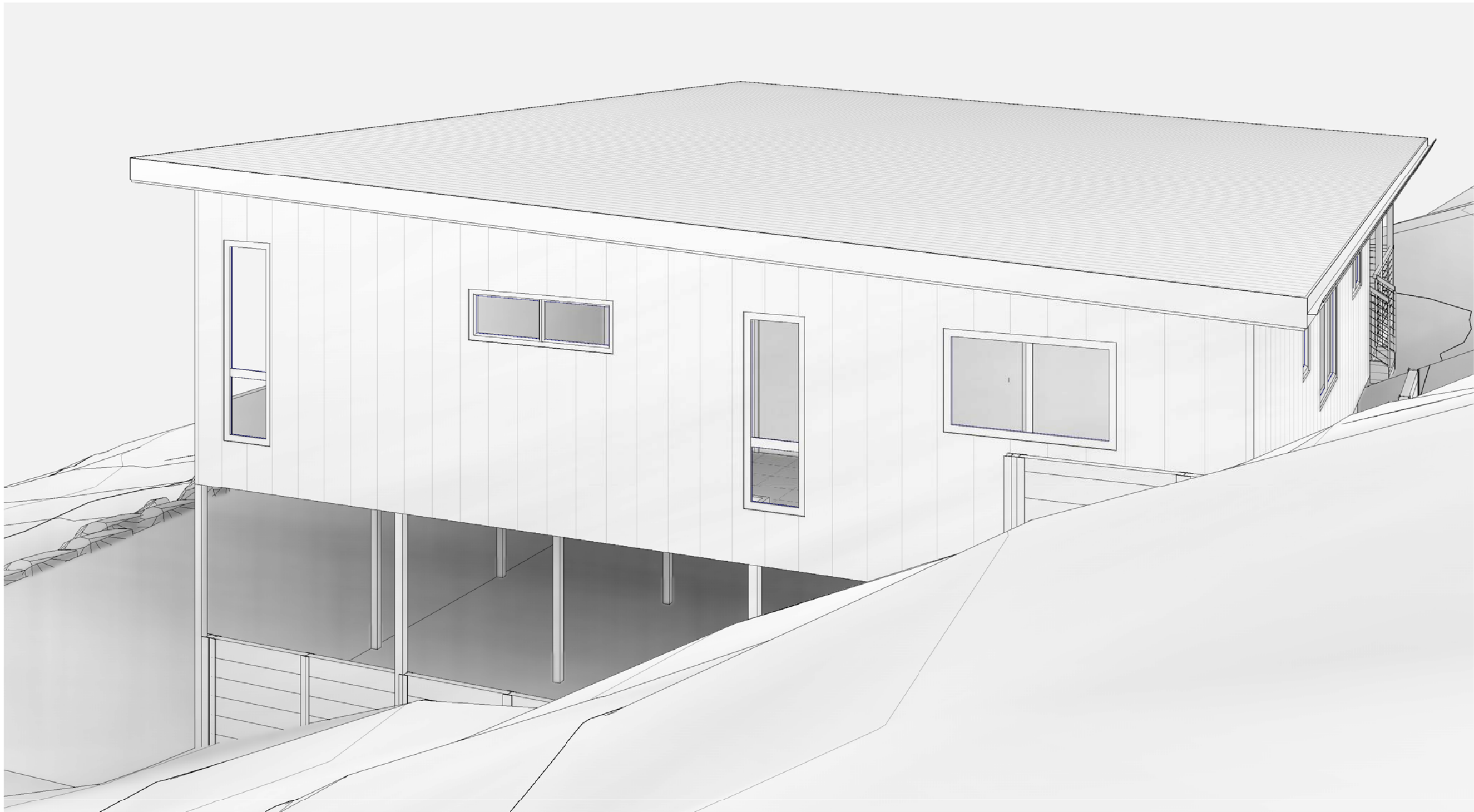


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				Drawn: I. Basir			
				Checked: A. Taylor			
				Approved: J. Pfeiffer			
				Scale: As Shown @ A3			
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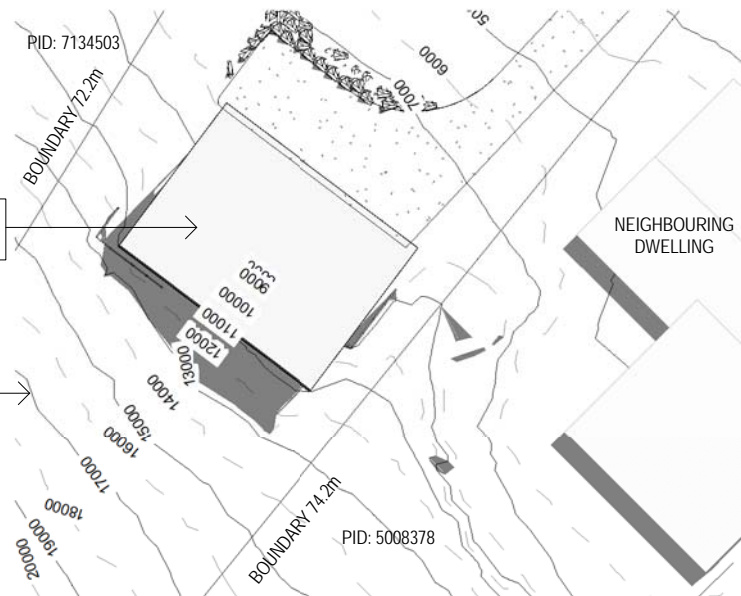
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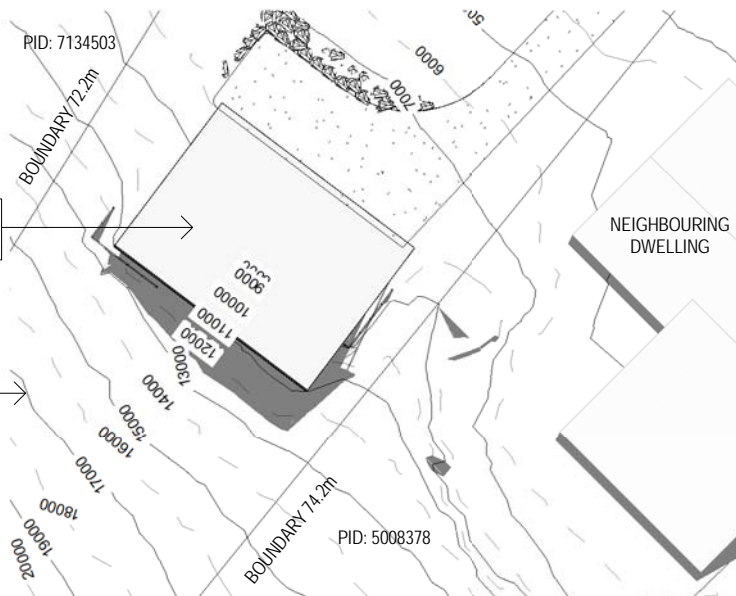




PROPOSED DWELLING

LOT 103  
TITLE: 19996/103  
PID: 5008386  
AREA: 1909m<sup>2</sup>

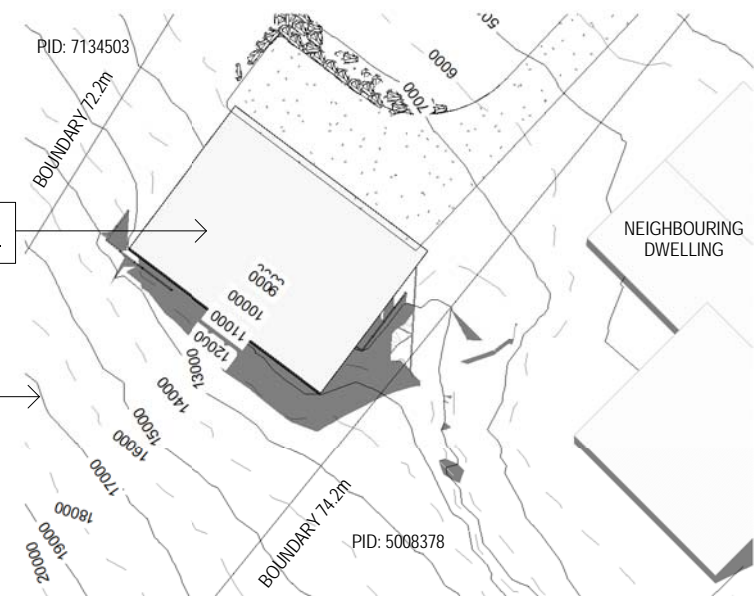
SHADOW PLAN 21.06.22 9AM  
SCALE 1 : 500



PROPOSED DWELLING

LOT 103  
TITLE: 19996/103  
PID: 5008386  
AREA: 1909m<sup>2</sup>

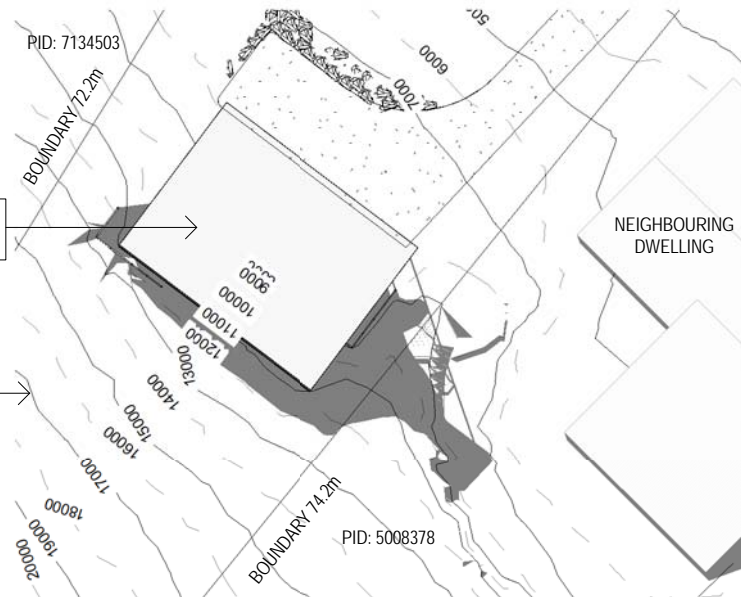
SHADOW PLAN 21.06.22 10.30AM  
SCALE 1 : 500



PROPOSED DWELLING

LOT 103  
TITLE: 19996/103  
PID: 5008386  
AREA: 1909m<sup>2</sup>

SHADOW PLAN 21.06.22 12PM  
SCALE 1 : 500



PROPOSED DWELLING

LOT 103  
TITLE: 19996/103  
PID: 5008386  
AREA: 1909m<sup>2</sup>

SHADOW PLAN 21.06.22 1.30PM  
SCALE 1 : 500



PROPOSED DWELLING

LOT 103  
TITLE: 19996/103  
PID: 5008386  
AREA: 1909m<sup>2</sup>

SHADOW PLAN 21.06.22 3PM  
SCALE 1 : 500

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trin@engineeringplus.com.au

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Checked: A. Taylor  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

Accredited Building Designer  
Designer Name: J.Pfeiffer  
Accreditation No: CC2211T

Drawing No: 31422  
A16  
Rev: A

---

**68 Thiessen  
Crescent  
Miena TAS  
7030**

---

**Site Classification**

---

**Project No: 8539**

---

**Date: 14/10/2022**

---



ABN: 97 107 517 144  
74 Minna Road  
Heybridge TAS 7316  
Ph: (03) 6431 2999

ACN: 107 517 144  
PO Box 651  
Burnie TAS 7320  
[www.esandd.com.au](http://www.esandd.com.au)

## 1 Introduction

Environmental Services and Design Pty Ltd were commissioned to conduct a site classification under AS2870-2011 and wind loading assessment under AS4055-2012 for the subject property based on construction of a new dwelling.

All field work, calculations, the soil profile logs and site classification have been completed by Reuben McCormack from Environmental Services and Design Pty Ltd.

### 1.1 Site Location

Table 1: Site details

<b>Property Address</b>	68 Thiessen Crescent Miena TAS 7030
<b>Property ID</b>	5008386
<b>Title Reference</b>	19996/103
<b>Client</b>	Jonothan Stagg
<b>Postal Address</b>	137 Caledonia Drive Relbia TAS 7258

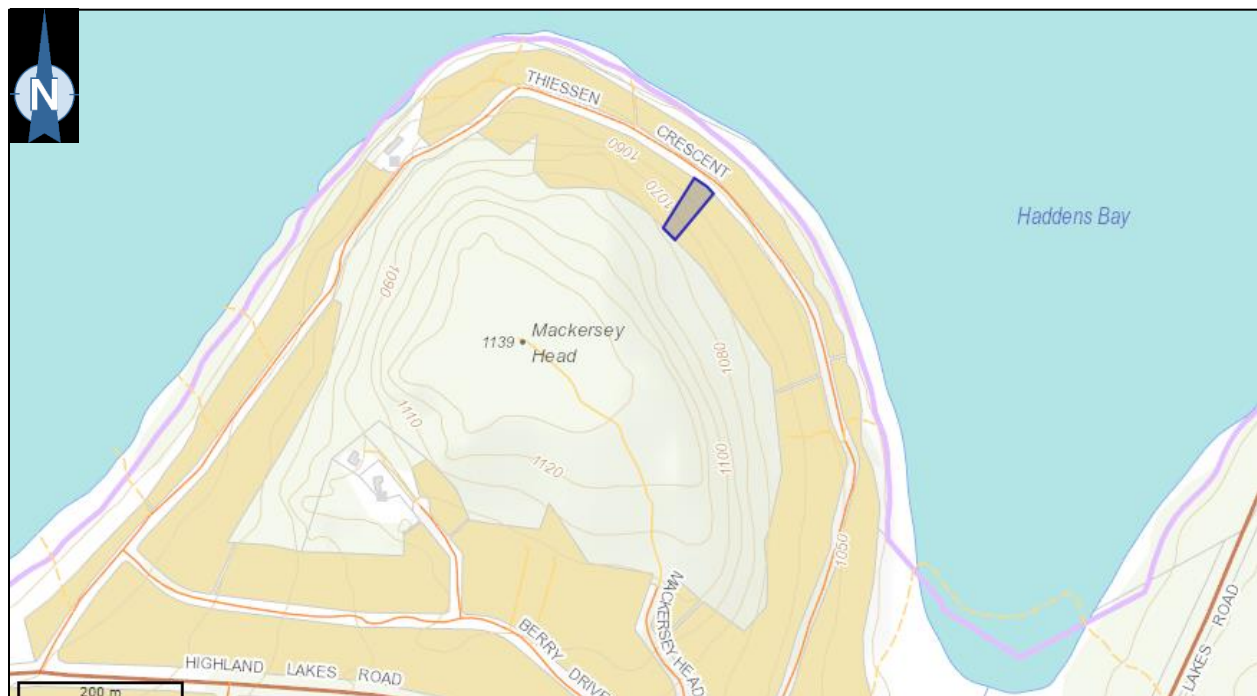


Figure 1: Site location (blue)



## 2 Field Investigation

A site visit was conducted on the 29<sup>th</sup> of September 2022 which included the advancing of one bore hole (BH1) to 1.8 m using a Christie Engineering 50mm core sampler. A DCP measurement was taken at the bore hole location to a depth of 1 m. Bore logs and DCP graphs are included as an appendix.



**Figure 2: Looking south across the site**

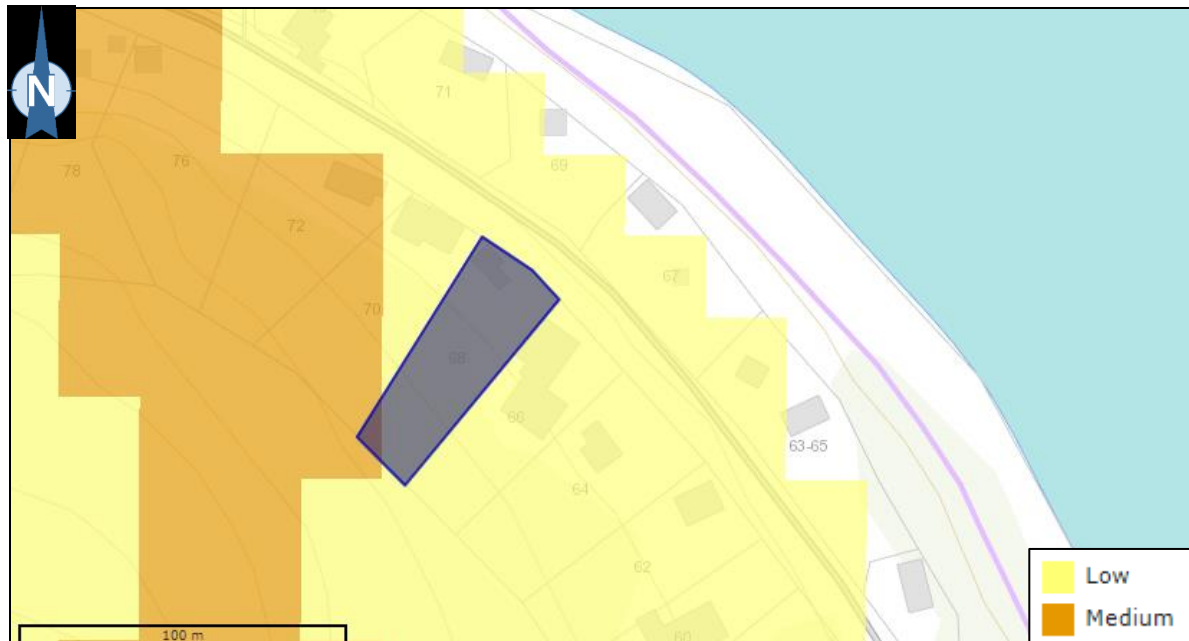
## 3 Site Conditions

The site is currently a rural residential block with a dwelling at the northern end, with shrubs and felled trees at the rear. The block has a general trend of a 15° slope to the north.

The Mineral Resources Tasmania Digital Geological Atlas, 1:63,360 Series, Great Lake sheet, shows the site to be located on Jurassic dolerite

Review of the List; landslide planning map-hazard bands shows that the site is not located on or near a known landslide. There is a low-risk hazard band over the entire site and a medium-risk to the southwest (Figure 3). The site shall therefore be classified as P in accordance with AS 2780-2011 unless a suitably qualified engineer determines that the risk due to landslip is negligible.





**Figure 3: Landslide hazard bands**

The test hole encountered the following subsurface conditions:

- 0.1 m of sandy soil, gravel, cobbles and boulders (talus), overlying
- 1.2 m of silty clay, overlying
- 0.2 m of clay of moderate plasticity, overlying
- Silt with some clay from extremely weathered rock to at least 1.8 m below the surface

The bore hole was terminated in extremely weathered rock at 1.8 m below ground level.

No groundwater inflow was encountered in the bore hole.

No fill was encountered within the bore hole.

Laboratory testing by Environmental Service and Design found that the clay soil from BH1 had the following properties:

Property\Depth	0.1-1.3 m
<b>Liquid Limit</b>	47%
<b>Plastic Limit</b>	19%
<b>Plasticity Index</b>	28%
<b>Linear Shrinkage</b>	12%

These results are considered moderate.

## 4 Classification

After considering the site geology, drainage and soil conditions, the site has been classified as follows:

**CLASS P (AS2870-2011)**  
**Site possibly susceptible to landslip**

Should a suitably qualified engineer determine that the risk due to landslip is negligible the site may be reclassified as:

**CLASS M (AS2870-2011)**  
**Characteristic surface movement  $Y_s < 40$  mm**

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

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

## 5 Discussion

Particular attention should be paid to the design of footings as required by AS 2870 – 2011. In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings should be:

**CLAY (CL), uniform silty clay**

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded as above below 0.3 m.

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

The site classification presented in Section 4 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

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

Variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements discussed above.

## 6 Wind Classification

The wind classification for the site is as follows:

### **N3 (AS 4055 - 2012)**

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

Region	Terrain Category	Topography	Shielding
A	TC1	T0	PS

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

For and on behalf of Environmental Service and Design Pty Ltd



Reuben McCormack BSc (Hons)  
Environmental Consultant

## References

AS 2870 - 2011 Residential Slabs and Footings

AS 4055 - 2012 Wind Loads for Housing

Blake, F., Everard, G.B., Voisey, A.H. and McKellar, J.B.A (compilers) 1956. Digital Geological Atlas 1:63 360 Scale Series. Great Lake. Land and Surveys Department, Hobart.

Land Information System Tasmania (the List): [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

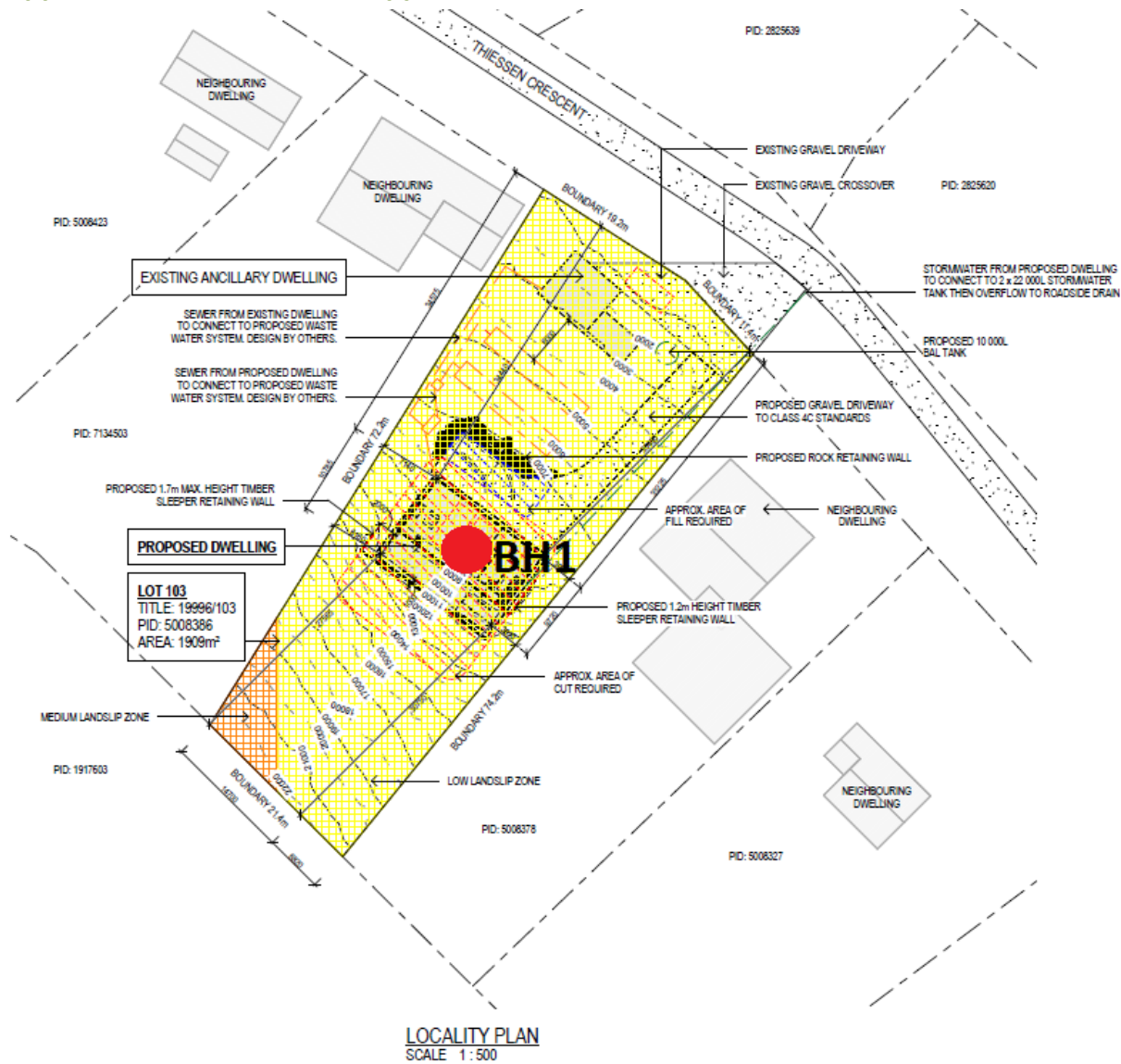
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A site assessment identifies the subsurface conditions at discrete locations. The actual conditions at other points may differ from those inferred to exist. Should these unexpected conditions be found the services of Environmental Service and Design should be retained throughout the project, to identify these variable conditions, conduct additional investigation and/or testing should it be required and recommend solutions to the problems encountered onsite.

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## Appendices

### Appendix 1 – Site Plan and Approximate Bore Hole Locations



## Appendix 2 – Soil Profile Log

### ENGINEERING BOREHOLE LOG

Client : J Stagg  
 Project : SC  
 Location : 68 Thiessen Crescent  
 Miena TAS  
 Drill model : Christie Engineering core sampler  
 Hole diameter : 50mm  
 Slope : Bearing :



Borehole no. BH1

Sheet no. 1 of 1  
 Job no. 8539  
 Date : 29/09/2022  
 Logged By : RM

Easting : 475274  
 Northing : 5351830

Method	Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture	Consistency density, index	Structure, additional observation
CE50				GC	Sandy soil with gravel, fine to medium, grey and grey/brown.	SM		Talus -cobbles and boulders, organics
				CL	Silty clay, uniform, yellow/brown grading to pale grey/brown.	SM		
				CL	Clay, moderate plasticity with some silt, grey.	SM		
				ML	Silt with some clay, extremely weathered rock, grey with brown mottling.	SM		
					Hole terminated in above at 1.8 m			

Method  
 CE50-50mm tube  
 H-Hand auger

Moisture  
 D - dry  
 SM - slightly moist  
 M - moist  
 VM - very moist  
 S - saturated  
 W - free water

Consistency  
 VS - very soft  
 S - soft  
 F - firm  
 St - stiff  
 VSt - very stiff  
 H - hard  
 Fb - friable

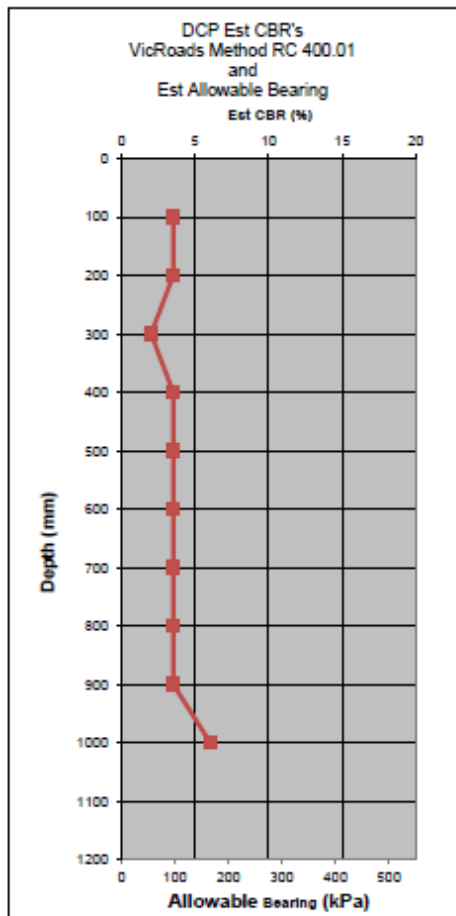
## Appendix 3 – DCP Results

### DYNAMIC CONE PENETROMETER - RESULT SHEET AS1289.6.3.2

Client: J Stagg  
Project: New Residence  
Location: 68 Thiessen Crescent Miena TAS  
Operator: RM  
Date: 29/09/2022  
Job No: 8539



Site No: BH1  
Location: House site



VicRoads Test Method 402.01 - Estimated California Bearing Ratio Using Dynamic Cone Penetrometer Tests This method covers the calculation of the estimated California Bearing Ratio (CBR) of cohesive soils from the penetration results obtained using the dynamic cone penetrometer described in AS 1289.6.3.2

Caution: The CBR data derived using this method should be used with care and due consideration should be made of soil moisture condition at the time of the test in relation to that expected during service life of the pavement.

Note: The Allowable Bearing Capacity data applies to cohesive soils only and is based on bearing capacity factor  $N_c = 5$  and  $FOS = 4$ . Approximate  $C_u = 0.8 \times$  allowable bearing capacity.

Caution: The Allowable Bearing derived using this method should be used with care and consideration should be made of soil moisture condition at the time of the test in relation to that expected during service life of the foundation.

Using DCP tests for determining soil strength and allowable bearing capacity is generally considered to be of limited applicability (Ref Campanella & Robertson, 1983).

## Appendix 4 – Soil Description Explanation Sheet



### SOIL DESCRIPTION EXPLANATION SHEET

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

#### FIELD IDENTIFICATION

COARSE GRAINED SOILS	more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
		SANDS	SW	Well graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines
			SC	Clayey sands, sand-clay mixtures, plastic fines

				DRY STRENGTH	DILATANCY	TOUGHNESS	
FINE GRAINED SOILS	more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
			CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
			OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
	SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium	
		CH	Inorganic clays of high plasticity, fat clays	High	None	High	
		OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium	
	PEAT		Pt	Peat muck and other highly organic soils			

#### Particle size descriptive terms

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

#### Moisture Condition

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

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

#### Consistency of cohesive soils

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

#### Density of granular soils

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

#### Minor Components

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



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

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

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

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

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

## Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work: ☒  
or  
a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Environmental Service and Design Pty Ltd site classification report and attachments dated 14th October 2022
Relevant calculations:	As per attached reports
References:	AS 2870 AS 4055


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

Site classification and wind loading

*Scope and/or Limitations*

The report is restricted to the detail presented by ES & D Pty Ltd.

**I certify the matters described in this certificate.**

Qualified person:	<div>Signed: </div>	Certificate No: 8539	Date: 14/10/2022
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