



## **DISCRETIONARY APPLICATION** *For Public Display*

**Applicant:**

Steven Penton Building Design

**Location:**

89 Thiessen Crescent, Miena

**Proposal:**

Dwelling

**DA Number:**

DA 2024 / 25

**Date Advertised:**

30 April 2024

**Date Representation Period Closes:**

14 May 2024

**Responsible Officer:**

Louisa Brown (Planning Officer)

**Viewing Documents:**

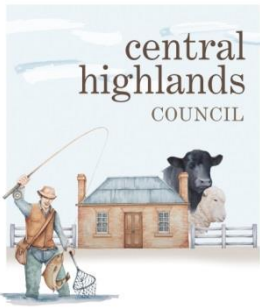
The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

development@centralhighlands.tas.gov.au



Development & Environmental Services  
19 Alexander Street  
BOTHWELL TAS 7030

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

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** Steven Penton Building Design

Postal Address PO Box 48 Phone No: 0419 248 910  
Port Sorell 7307 Fax No: \_\_\_\_\_

Email address penton.design@gmail.com

**Owner/s Name** Andrew Lowry  
(if not Applicant)

Postal Address 40 Reading Street Phone No: 0428 555 667  
Port Macquarie NSW 2444 Fax No: \_\_\_\_\_

Email address: andrew1141968@gmail.com

Description of proposed use and/or development: \_\_\_\_\_

Address of new use and development: 89 Thiessen Court, Miena. 7030

Certificate of Title No: Volume No 19996 Lot No: 33

Description of proposed use or development: New Dwelling

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

Current use of land and buildings: Vacant

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 Bluegum / Gully What is the proposed roof colour Deep Ocean

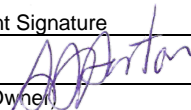
What is the proposed new floor area m<sup>2</sup>. 195 m<sup>2</sup> What is the estimated value of all the new work proposed: \$ 500,000

<i>Is proposed development to be staged:</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

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)  
 Steven Penton

Date  
 08-04-2024

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

## Information & Checklist sheet



1. A completed Application for Planning Approval – Use and Development form. <i>Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.</i>	<input type="checkbox"/>
2. A current copy of the Certificate of Title for all lots involved in the proposal. <i>The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.</i>	<input type="checkbox"/>
3. Two (2) copies of the following information - a) An analysis of the site and surrounding area setting out accurate descriptions of the following - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability; (ii) soil conditions (depth, description of type, land capability etc); (iii) the location and capacity of any existing services or easements on the site or connected to the site; (iv) existing pedestrian and vehicle access to the site; (v) any existing buildings on the site; (vi) adjoining properties and their uses; and (vii) soil and water management plans. b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing - (i) a north point; (ii) the boundaries and dimensions of the site; (iii) Australian Height Datum (AHD) levels; (iv) natural drainage lines, watercourses and wetlands; (v) soil depth and type; (vi) the location and capacity of any existing services or easements on the site or connected to the site; (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways; (viii) the use of adjoining properties; (ix) shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; (x) the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance; (xi) any proposed private or public open space or communal space or facilities; (xii) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and (xiii) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site. c) Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.	<input type="checkbox"/>
5. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	<input type="checkbox"/>

<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 <a href="mailto:enquires@heritage.tas.gov.au">enquires@heritage.tas.gov.au</a>)</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>	
<p><b>Submission of Application</b></p> <p>Applications can be submitted in a number of ways as follows:</p> <ul style="list-style-type: none"> <li>• Electronically: Email to <a href="mailto:development@centralhighlands.tas.gov.au">development@centralhighlands.tas.gov.au</a></li> <li>• Post: 19 Alexander Street, BOTHWELL 7030</li> <li>• In Person: Development &amp; Environmental Services Office, 19 Alexander Street, Bothwell 7030</li> </ul>	

SEARCH OF TORRENS TITLE

VOLUME 19996	FOLIO 33
EDITION 6	DATE OF ISSUE 28-Aug-2020

SEARCH DATE : 08-Apr-2024

SEARCH TIME : 09.13 AM

DESCRIPTION OF LAND

Parish of FENWICK, Land District of CUMBERLAND  
 Lot 33 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 4020/11

SCHEDULE 1

M838885 TRANSFER to ANDREW JOHN LOWRY Registered  
 28-Aug-2020 at 12.01 PM

SCHEDULE 2

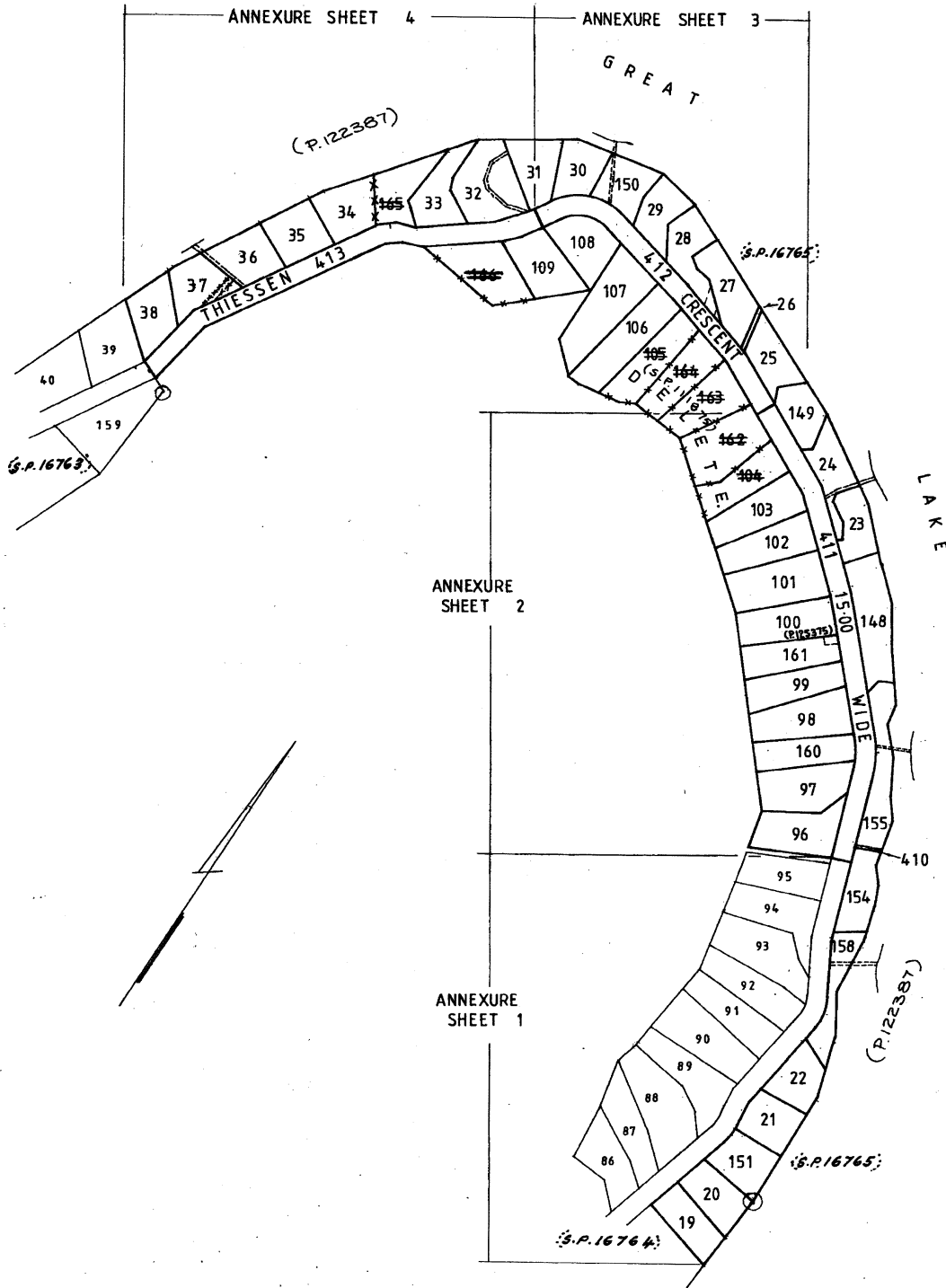
Reservations and conditions in the Crown Grant if any  
 SP 19996 EASEMENTS in Schedule of Easements (if any)  
 SP 19996 COVENANTS in Schedule of Easements (if any)  
 SP 16765 FENCING COVENANT in Schedule of Easements  
 E232979 MORTGAGE to MyState Bank Limited Registered  
 28-Aug-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OSK 1110 f527 SP19996 28 FEB 1983

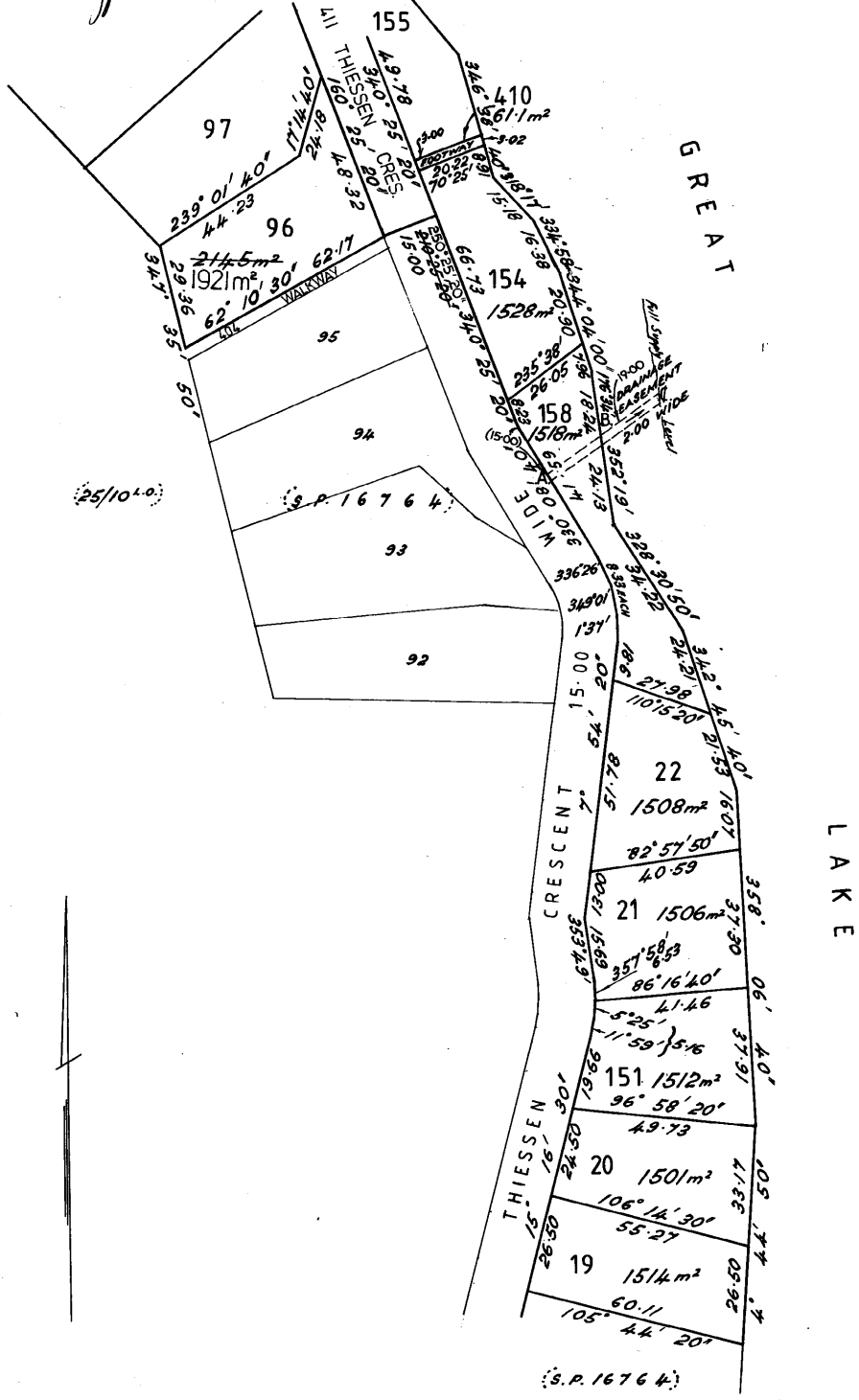
Owner: <i>Peter Henric Thiessen</i> THE HYDRO ELECTRIC COMMISSION	PLAN OF SURVEY by Surveyor <i>Edward M Rae Pedley</i> of land situated in the LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK Scale 1:2500 Measurements in Metres	Registered Number: <b>S.P.19996</b> Effective from: 16 MAY 1983 <i>J. Brodie</i> ACTING DEPUTY Recorder of Titles
Title Reference: <i>C.T. 3943-35</i> C.T. 3940-12		
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 U/R SN. 213/83		SEE SURVEY NOTES FOR RE-MARK PLAN



DS K 1109

29 FEB 1983

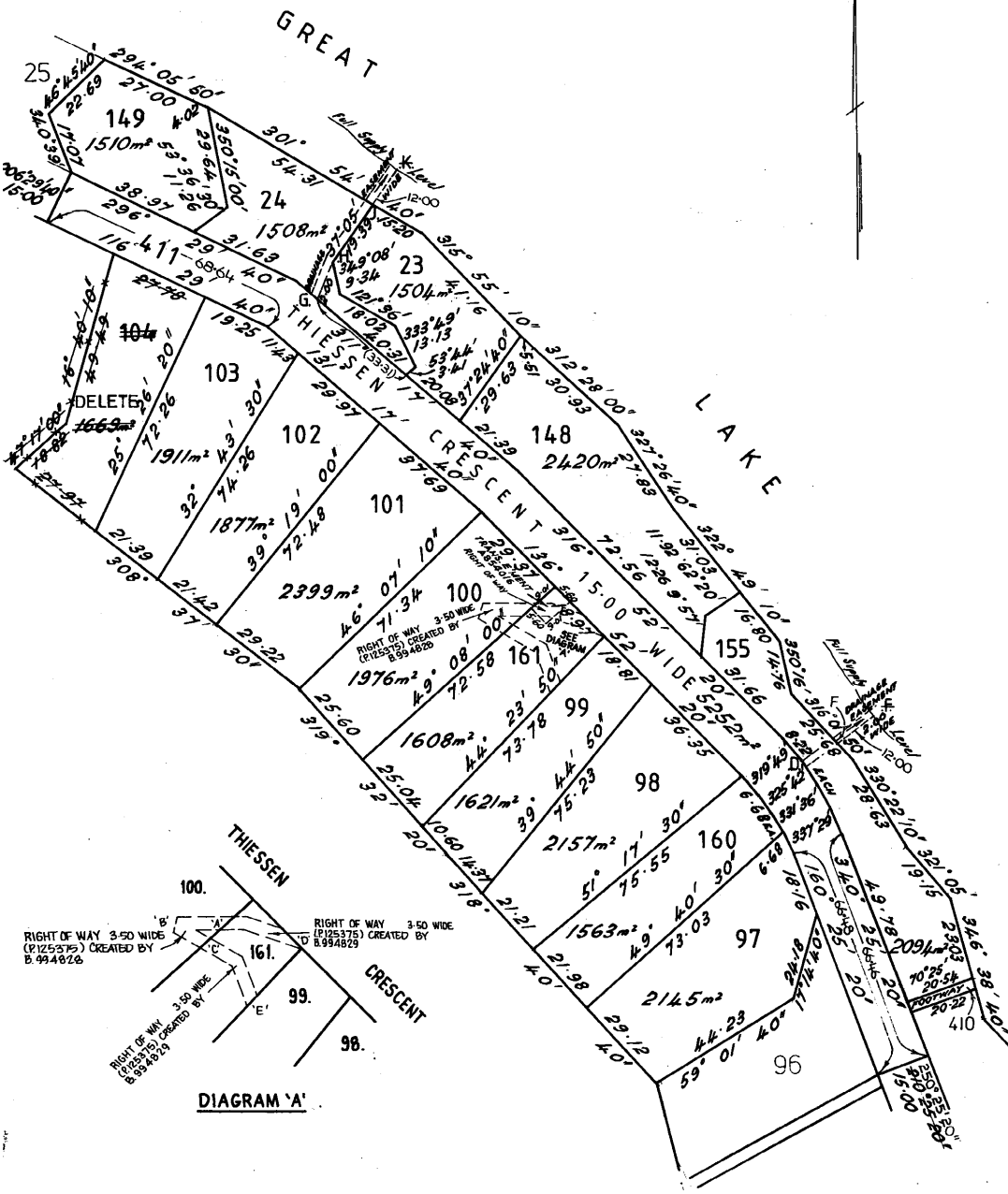
<p>ANNEXURE SHEET No. 1 (of 4 annexures) to plan by Surveyor <i>Edward M. Rae Peedley</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 24.03.1982 and that certificate extends to the detail shown 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. Peedley</i></p>	<p>Scale 1:1000</p>
<p>Council Clerk: <i>R. Alf</i></p>	<p>Owner: <i>Peter Henric Thiessen &amp; ANR.</i> Title Reference: <i>C.T. 3943-35, C.T.3940-12</i></p>	<p>Measurements in Metres</p>





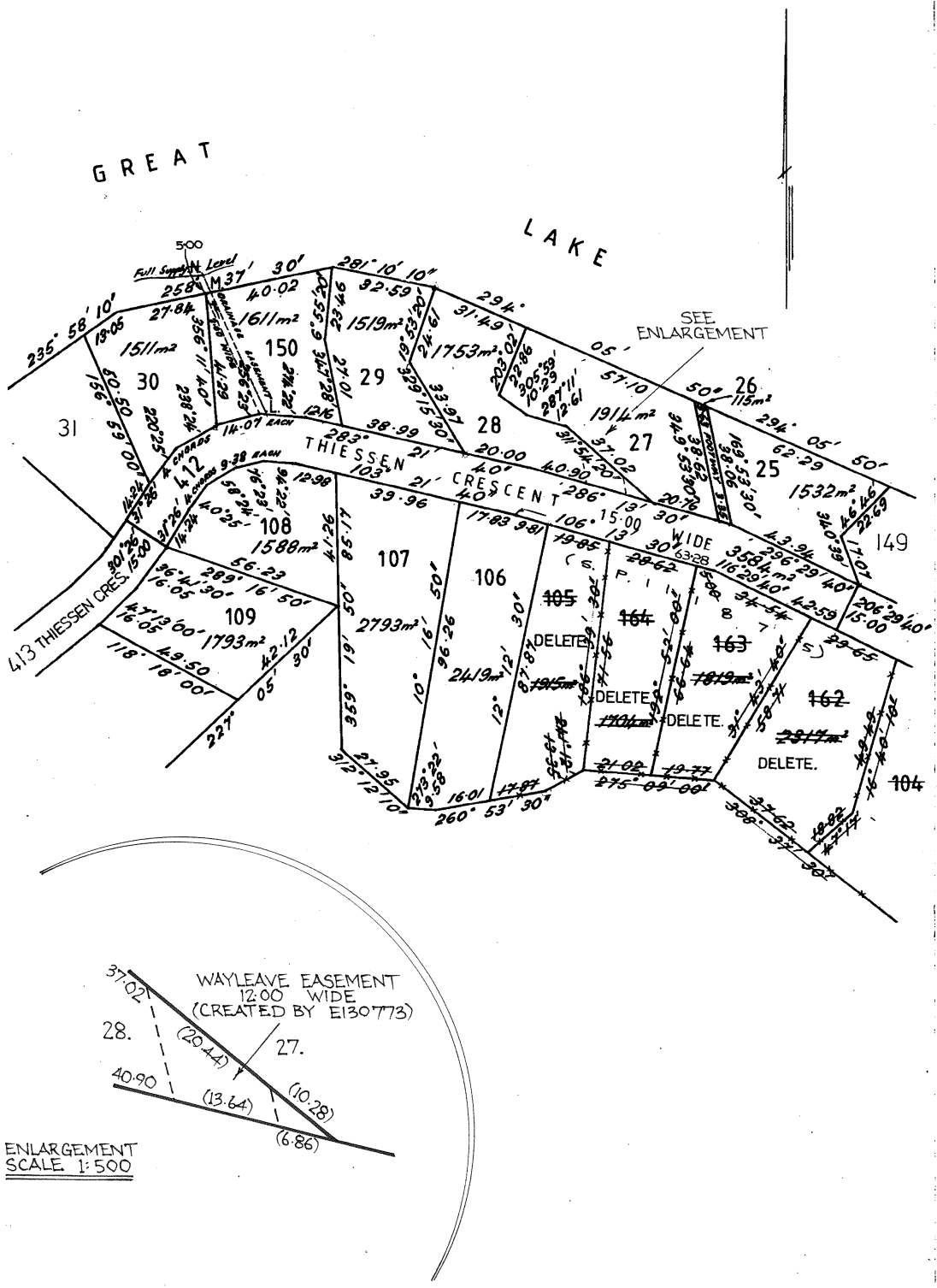
OS-K 1109

<p>ANNEXURE SHEET No. 2 (of 4 annexures) to plan by Surveyor <i>Edward M' Rae Pedley</i></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 <i>24.03.1982</i> 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>Scale 1:1000</p>
<p>Council Clerk: <i>ROMY</i></p>	<p>Owner: <i>Peter Henric Thiessen &amp; ANR.</i> Title Reference: <i>C.T. 3943-35, C.T.3940-12</i></p>	<p>Measurements in Metres</p>

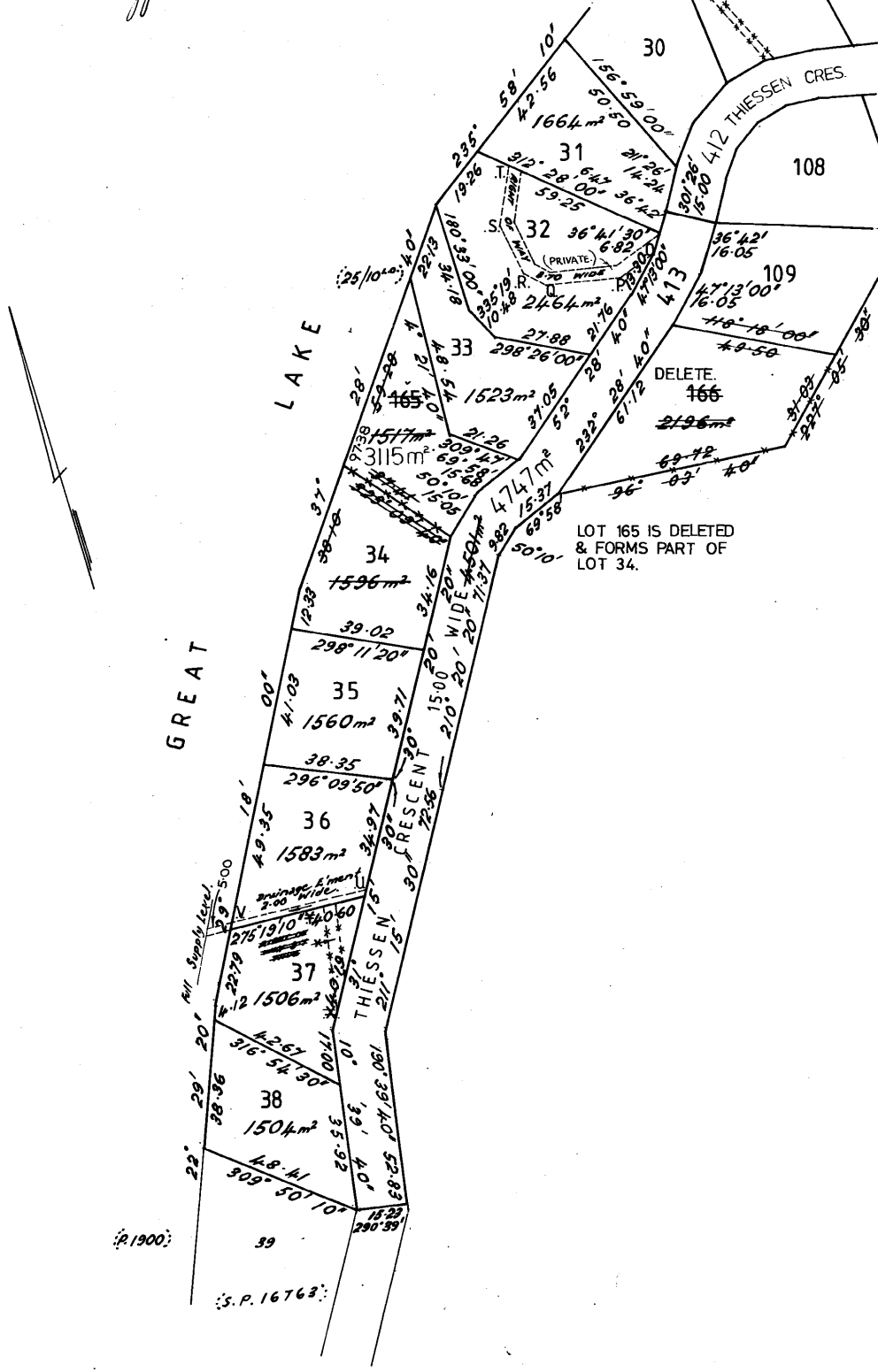


28 FEB 1993

<p>ANNEXURE SHEET No. 3 (of 4 annexures) to plan by Surveyor <b>Edward M<sup>c</sup>Rae Pedley</b></p> <p>Signed for the purposes of identification</p> <p>Council Clerk: <i>RMJ</i></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 24-03-1992 and that certificate extends to the detail shown on this sheet.</p> <p>Surveyor: <i>Edward M<sup>c</sup>Rae Pedley</i></p> <p>Owner: <i>Peter Henric Thiessen &amp; ANR.</i></p> <p>Title Reference: <i>C.T. 3943-35, C.T.3940-12</i></p>	<p>Registered Number: <b>S. P19996</b></p> <p>Scale 1:1000</p> <p>Measurements in Metres</p>
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<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 Henric Thiesen. &amp; ANR.</b> Title Reference: <b>C.T. 394-3-35, 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.

**S.P19996**

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

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 ABG 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 3043 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 )

[Handwritten signature]

P.T.T. Solicitor Hobart

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 Subdivider

This is the schedule of easements attached to the plan of (Insert Subdivider's Full Name)

..... affecting land in

(Insert Title Reference)

Sealed by [Signature] on [Date] 19.82

[Signature] Council Clerk/Town Clerk

10365

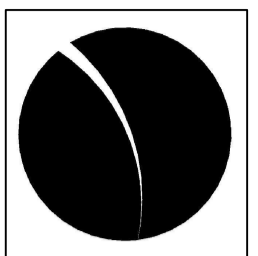
# Architectural Drawings

Project Number 2324-34

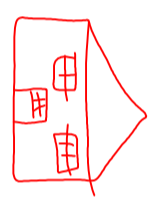
No.	Title	Rev	Date
00	Cover Sheet	C	15-01-2024
01	Site Plan	C	
02	Floor Plan	C	
03	Elevations 01	C	
04	Elevations 02	C	
05	Section	C	

# Proposed Residence 89 Thiessen Crescent Mienna 7030 Andrew Lowry

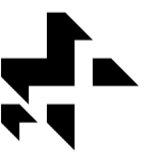
PROJECT INFORMATION	
BUILDING DESIGNER	STEVEN PENTON
ACCREDITATION NUMBER	CC491K
TITLE REFERENCE	PID 7175401 CT 19996/33
PLANNING SCHEME ZONE	LOW DENSITY RESIDENTIAL
FLOOR AREA	195.9 m2
SITE AREA	1423 m2
DESIGN WIND SPEED	N3
SOIL CLASSIFICATION	S
CLIMATE ZONE	8
BUSHFIRE RATING	To be confirmed
ALPINE AREA	YES
CORROSION ENVIRONMENT	LOW



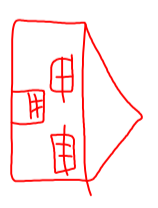
mike hope  
design  
PH 0438 248 910  
mikehope@optusnet.com.au  
QBCC LIC. No. 1258138  
PO BOX 8040 WOOLLOONGABBA 4102  
mikehopedesign.com.au



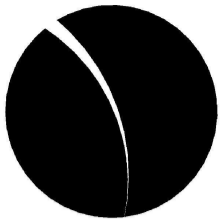
ABN - 84 530 588 051  
Tammy Smith  
Energy  
Thermal performance assessor - DMN/12/1448  
Bushfire practitioner - BFP-126  
PO Box 48 Port Sorell, Tasmania 7307  
0419 560 727



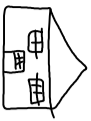
**Design Matters**  
National  
The peak body for the building design profession  
Member



ABN - 84 530 588 051  
Steven Penton  
Building Design  
PO Box 48 Port Sorell, Tasmania 7307  
0419 248 910  
Accreditation CC491K

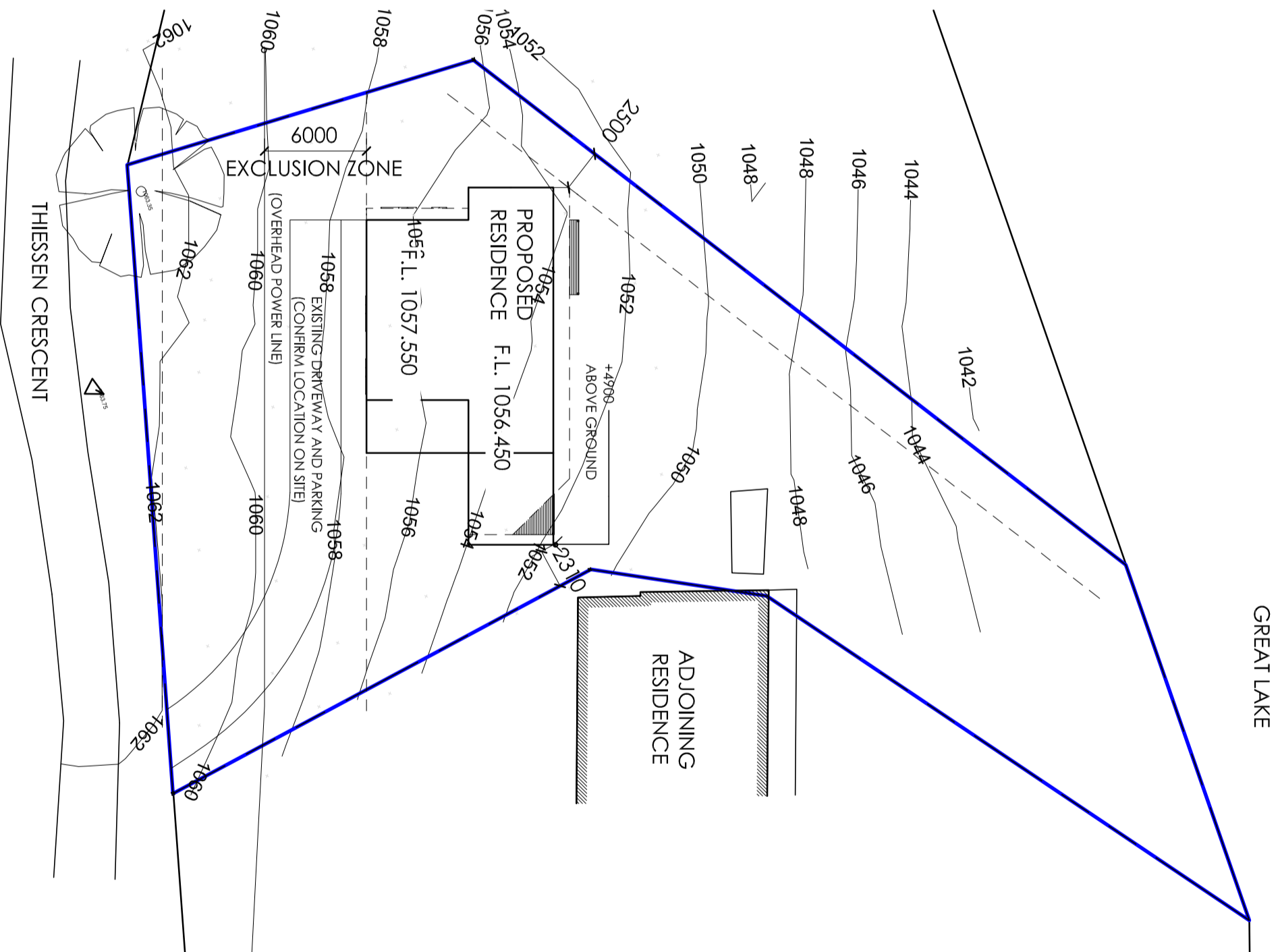


Steven Penton  
Building Design  
Accreditation: CC4911K  
PO Box 48, Port Sorell  
Tasmania 7307  
0419 248 910  
ABN - 84 530 588 051

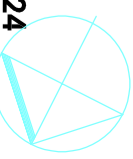


89 THIESSSEN CRESCENT, MIENA  
mike hope  
design

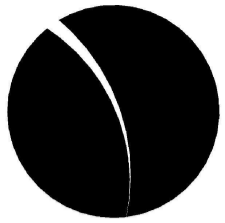
PH 0438 248 910 mikehope@optusnet.com.au QBCC LIC. No. 1258138 PO BOX 8040 WOOLLOONGABBA 4102 mikehopedesign.com.au



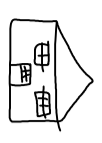
SHEET 01  
REV. C  
DATE 15/01/24







Steven Penton  
Building Design  
Accreditation. CC491K  
PO Box 48, Port Sorell  
Tasmania 7307  
0419 248 910  
ABN - 84 530 588 051



89 THIESSSEN CRESCENT, MIENA  
mike hope  
design

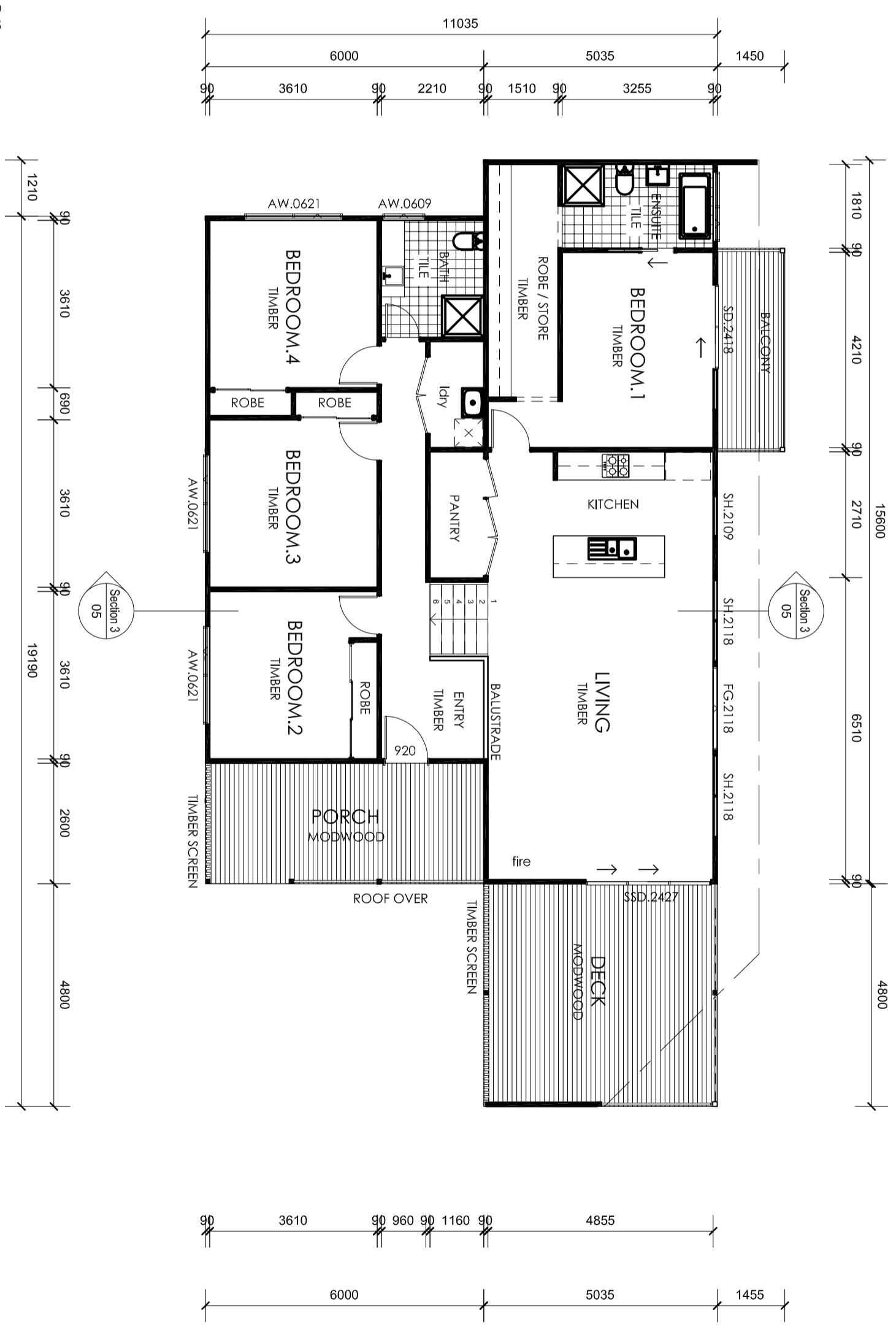
PH 0438 248 910 mikehope@optusnet.com.au QBCC LIC. No. 1258138 PO BOX 8040 WOOLLOONGABBA 4102 mikehopedesign.com.au

SHEET 02  
REV. C  
DATE 15/01/24



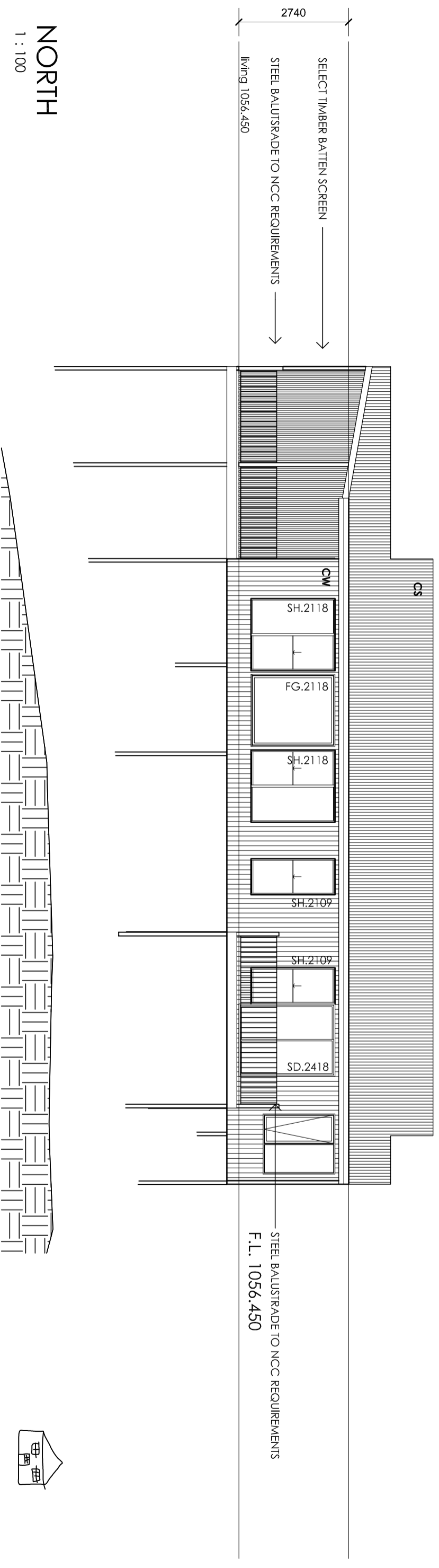
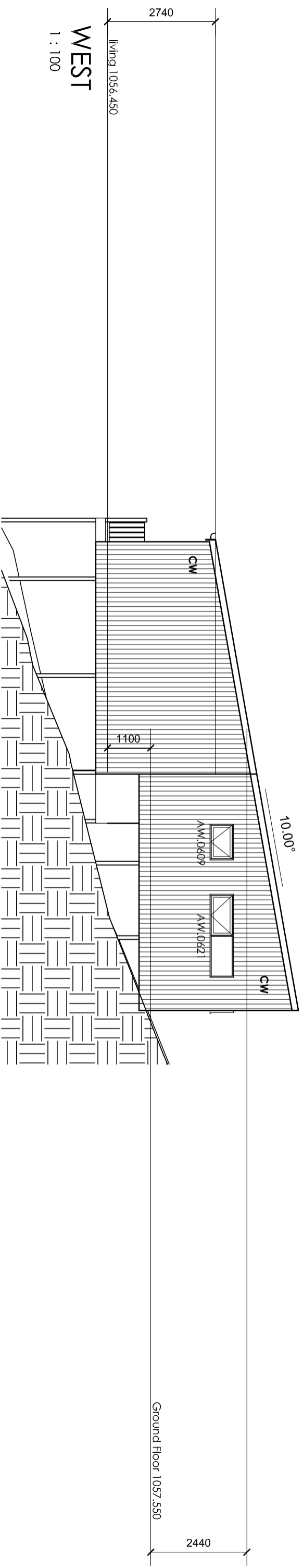
floor area	
Ground Floor	150.0 m <sup>2</sup>
LIVING	24.0 m <sup>2</sup>
DECK	24.0 m <sup>2</sup>
PORCH	15.6 m <sup>2</sup>
BALCONY	6.3 m <sup>2</sup>
Grand total	195.9 m <sup>2</sup>

Ground Floor  
1 : 100

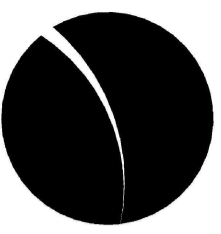


floor area	
Ground Floor	150.0 m <sup>2</sup>
LIVING	24.0 m <sup>2</sup>
DECK	24.0 m <sup>2</sup>
PORCH	15.6 m <sup>2</sup>
BALCONY	6.3 m <sup>2</sup>
Grand total	195.9 m <sup>2</sup>

LEGEND	
CS	COLORBOND STEEL ROOFING
CW	COLORBOND STEEL WALL CLADDING



Steven Penton  
Building Design  
Accreditation: CC491K  
PO Box 48, Port Sorell  
Tasmania 7307  
0419 248 910  
ABN - 84 530 588 051

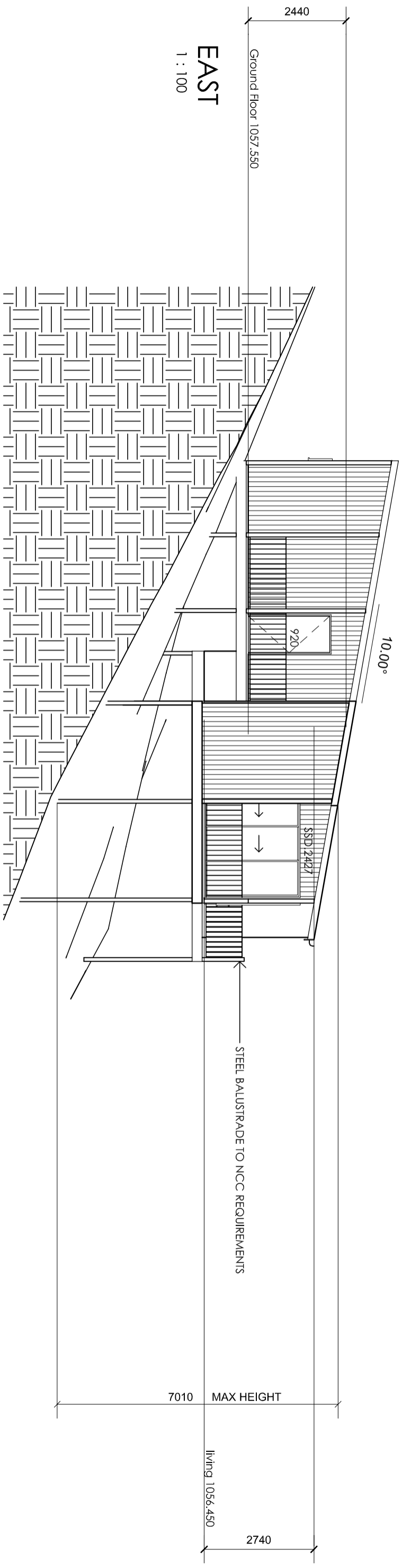


89 THIESSEN CRESCENT, MIENA  
mike hope  
design

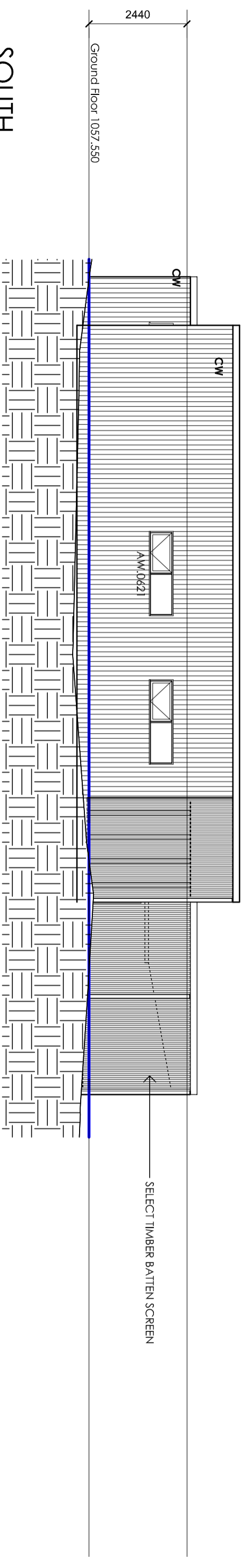
PH 0438 248 910 mikehope@optusnet.com.au QBCC LIC. No. 1258138 PO BOX 8040 WOOLLOONGABBA 4102 mikehopedesign.com.au

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REV. C  
DATE 15/01/24

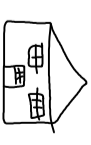
LEGEND	
CW	COLORBOND STEEL WALL CLADDING



**EAST**  
1 : 100

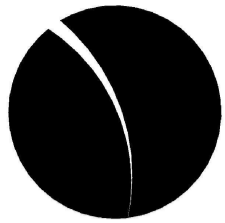


**SOUTH**  
1 : 100



**Steven Penton**  
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Accreditation. CC4191K  
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0419 248 910  
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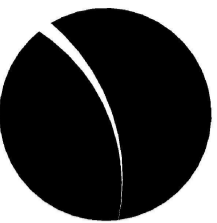
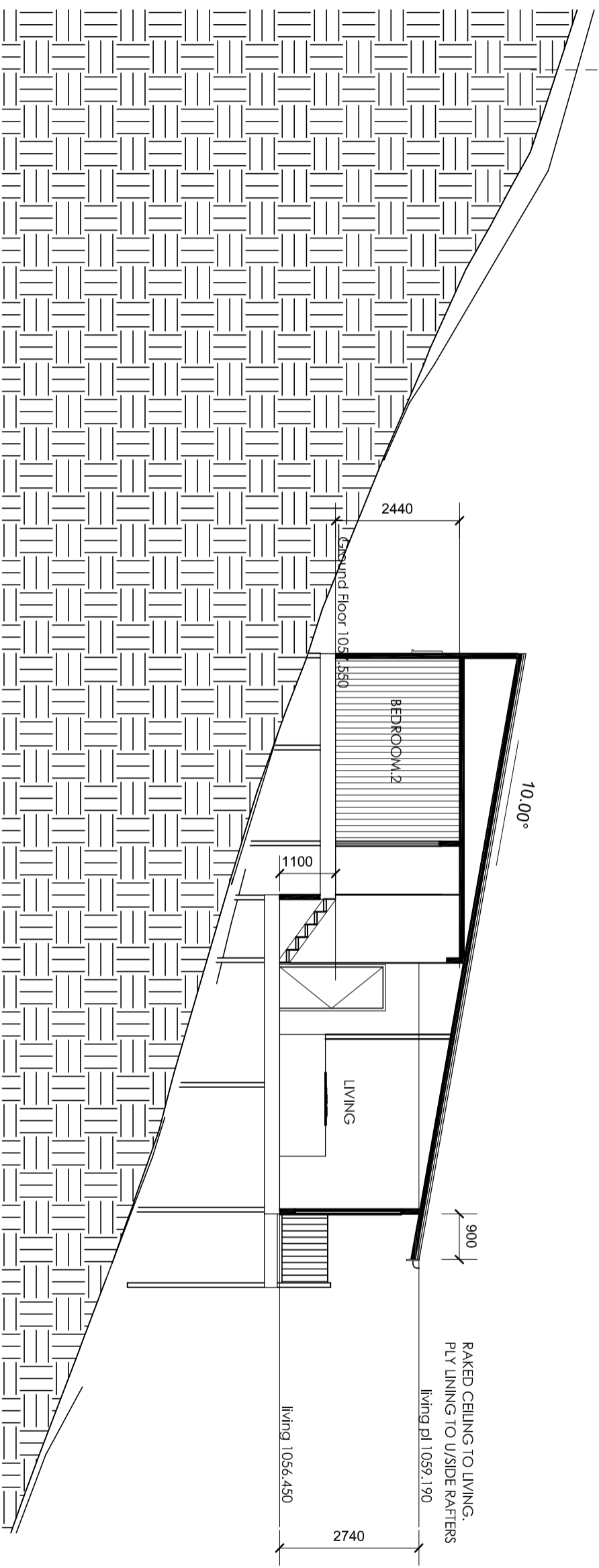


**89 THIESSSEN CRESCENT, MIENA**  
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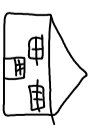
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DATE 15/01/24

THIESSSEN CRESCENT



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SHEET 05  
REV. C  
DATE 15/01/24

# SITE INVESTIGATION REPORT

**Date:** 14<sup>th</sup> November 2007

**Code:** 07E02-11

**Client:** Scott & Deb Baker

**Address:** 89 Thiessen Crescent, Miena, Tasmania

**Date of inspection:** 1<sup>st</sup> November 2007

## **Proposal:**

The proposal involves the construction of a new dwelling at the above address.

## **Site Conditions:**

The site has a north north westerly aspect and a slope that ranges from approximately 10 to 15 degrees at the proposal site to approximately 15 to 17 degrees down-slope. Towards the lower boundary of the property, the slope flattens out considerably onto the lake flats.

The site has a shrubby and grassy undergrowth with a sparse Eucalypt canopy. There are no existing structures on the site with existing dwellings located on the neighbouring lots.

The weather in the 2 weeks preceding the inspection included approximately less than 5mm of precipitation.

Sections of exposed bedrock were observed at several points over the proposed site.

## **Site Stability:**

The site appears moderately to well drained, shows no signs of soil erosion or land slipping and is suitable for use to construct the dwelling inspection of the type proposed. However surface run-off erosion will occur if the site is disturbed and not re-vegetated.

## **Soil Log:**

Two test holes were drilled in the vicinity of the proposed development. Both test holes terminated on likely dolerite. The profiles revealed as follows;

Depth (mm)		Soil Description	Classification
Hole 1	Hole 2		
0-800	0-750	SANDY LOAM, orange brown, slightly moist, weakly structured, abundant dolerite colluvium and coarse gravel	SM
800-1000	750-850	CLAY LOAM, orange red, moderately moist, weakly structured, abundant dolerite colluvium and coarse gravel	CL
1000 +	850 +	Refusal on likely dolerite	

### **Geological Survey:**

Based on Mineral Resources Tasmania, Digital Geological Survey, Geology of Southeast Tasmania 1:250 000 map, the area is underlain by Jurassic dolerite (Jd). The geological survey suggests that a dolerite base may be obtainable. Our test holes revealed the likely presence of such bedrock.

### **Classifications:**

This site is classified as type S in accordance with AS 2870-1996.

The building foundations should be designed by an engineer and the builder should take adequate precautions to ensure the area in the immediate vicinity of the dwelling is well drained to ensure a stable moisture level around and beneath the house.

### **Wind Speed Classifications:**

In accordance with Australian Standards AS 1170.2 – 2002 and AS 4055 – 1992 *Wind loads for housing*, the following wind load classifications are assigned for the proposed residential development:

Geographic region – A

Terrain Category – TC2.5 (Terrain with a few obstructions)

Topographic classification – T4 (top third of hill, average slope  $\geq 1:5$  and  $< 1:3$ )

Shielding – PS (Partial shielding)

Wind classification – N3

Max. Design Gust Wind Speed –  $41 \text{ ms}^{-1}$  [Permissible stress method (Vh,p)]

The designer is to ensure that the dwelling is adequately braced to the latest standards to withstand the design wind speed classification.

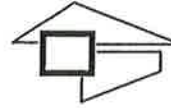
### **Caution**

This report is produced for use in residential footing design only. Soil Classifications are based on sample soil test logs. While every endeavour is made to obtain a sample relevant to the area of proposed development, it is possible that soil conditions and soil profiles may differ during construction. In such cases the owner must consult the author.

### **In addition**

Any changes to the site through excavations may alter the site classification. In these cases it is expected the owner consult the author for a reclassification. This report requires certification via a form 55 certificate for Aldanmark to validate its contents.

# Waste Water Management Test Form



ALDANMARK Pty Ltd  
CONSULTING ENGINEERS  
ABN: 79 097 438 714

Client name : **Scott & Deb Baker**

Test date

**1/11/2007**

Site address: **89 Thiessen Crescent, Miena, Tasmania**

## Site Details

Available site area / size of block of land

**400-600** Sqm

No. of bedroom

Slope in available area

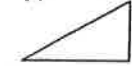
**10-17** degrees

Water Supply: Tank Supply

No. of onsite disposal systems / sqkm

**5-10** Sqkm

Type of slope



Straight



**Spreading**



Converging



**Spreading**



Converging

Site faces

 N

 NE or NW

 E or W

 SE or SW

 S

Near Flat: no prominent aspect

Frequency of strong winds

1.	2.	3.	4.	5.
	X			

1) v.com 2) com 3) infrequent 4) rare 5) v.rare

Surface drainage

X				
---	--	--	--	--

1) good 2) moderate 3) imperfect 4) poor 5) v. poor

Flood Potential

X				
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1) 1:100yrs 2) 1:75 3) 1:50 4) 1:25 5) <25yrs

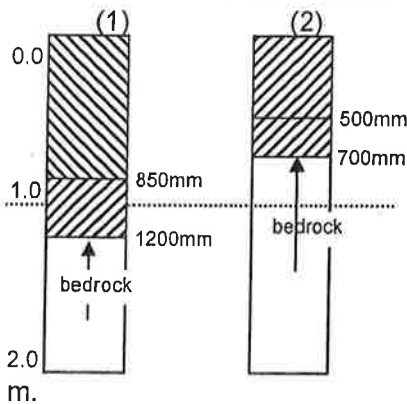
Heavy rain events

			X	
--	--	--	---	--

1) v. rare 2) rare 3) infrequent 4) com 5) v.com

## Soil Profile of proposed waste water disposal area

### Hole Profiles



Code



Sandy LOAM, orange brown, slightly moist, weakly structured, abundant dolerite colluvium and coarse gravel



CLAY LOAM, orange red, moderately moist, moderately structured, abundant dolerite colluvium and coarse gravel



Water encountered

% of rock outcrop at surface

% Cobbles/boulder in soil

Bulk density (g/cub.cm)

No

Yes at depth .....

>40

>50

NA

consider > 60mm diameter

## SOIL CATEGORY

**3**

Emerson Test Result (if undertaken)

NA

PERMEABILITY (m/d)

**0.5-1.5**

Recommended DIR (mm/week) (for AWTS)

**25-30**

Recommended DLR (mm/d)(for standard

**13-16**

septic tank & trench system)

Notes:

The designer must take into account the steep slope and large amount of rock and gravel through out the profile.

**Environmental Sensitivity**

**Bore in vicinity**  No  Yes

If yes, Depth to base of bore \_\_\_\_\_ m.

Depth to water table \_\_\_\_\_ m.

Distance from bore to septic treatment area  uphill  downhill

**Distance to nearest surface water**  m.

**Recommend surface or sub-surface drains above proposed application area?**

**Distance to nearest other downslope features**  m.  
(include. Boundaries, building/s, road, pools, etc.)

**Risk of potential land slip**      1=low -> 5=high

**Distance to nearest know landslip areas**  m.

**General Notes for site:**

This report should be read in conjunction with the soil report by Aldanmark Pty Ltd.

The on site waste water disposal system must be designed by a suitably qualified person in line with council regulations.

The available site area given in this report is not reflective of the area required for waste water disposal. The area given indicates the total approximate area available.

**PREPARED BY: Samuel Walters**  
**B Agr Sc.**



**CERTIFICATE OF OTHERS (BUILDING)****Regulation 13**

To:	Scott & Deb Baker	Owner/Agent	<b>FORM 55</b>
	Po Box 36	Address	
	Triabunna	Suburb / postcode	
	TAS	7190	

**Certifier details:**

From:	Mark Gardner	Phone no:	(03) 62348666
Address:	Level 9, 65 Murray Street	Fax no:	(03) 62348988
	Hobart TAS 7000	Email address:	mail@aldanmark.com.au
Accreditation no	CC-236S		
Speciality area of expertise:	Structural & Civil Engineer	(description from column 5 of the director of building control's determination)	

**Details of work:**

Owner:	Scott & Deb Baker	Lot no:	
Address:	89 Thiessen Cres (Lot 33)	Certification of title no:	
	(Great Lakes)		
	MIENA TAS 7030		
The work related to this	New dwelling	(description of the work or part work being certified)	

**Certificate details:**

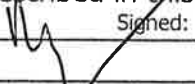
Certificate type	Structural, Soil and Civil	(description from column 2 of the director of building control's determination)
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In issuing this certificate the following matters are relevant -

Documents:	Drawings 7, 8 and 9 by DWA and site and soil evaluation for above site by Aldanmark Pty Ltd
Relevant calculation:	
References:	AS2870, AS3600, AS4100, AS1684.2
Substance of certificate:	Footing, concrete slab, structural steel, bracing, framing
Scope or limitations:	<p>Eng. design is based on the documents provided by DWA the builder and the owner of the property where the works mentioned above are being conducted must receive copies of CSIRO BTF 18 and ensure that they understand all aspects of the document - a copy is provided with our certification. Further copies can be purchased from CSIRO (<a href="http://www.publish.csiro.au">www.publish.csiro.au</a>)</p> <p>Aldanmark must be consulted for any alterations or redesign caused by discrepancies to levels or site conditions. The site investigation report is based on samples taken from the site in the specific location of the proposed residence.</p> <p>Should the location of the structure or soil conditions vary from that documented in this report, Aldanmark must be notified so that additional assessment and/or additional design may be provided.</p> <p>Engineer required to inspect all engineering elements.</p>

The proposed or part of the proposed building works if carried out in accordance with the relevant documents above will comply with the BCA.

I certify the matters described in this certificate.

Certifier:		Signed:	Date:	27/05/2008	Job Ref:	07 E02 11	Cert ID:	BS3827
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David Wakefield + Associates  
Emerging + Inspiring  
Architectural Designers

Scott & Deb Baker

Job Address

89 Thiessen Cres

Miena

### GLAZING CALCULATIONS

#### CLIMATE AREA ZONE 7

Floor area = 182M<sup>2</sup>

Single clear aluminium standard = 25% of floor area = 45.50M<sup>2</sup>

North facing glazing = 42.04M<sup>2</sup>

Deduct 50% = 21.02M<sup>2</sup> = 21.02M<sup>2</sup> off glazing calcs

Balance of standard glazing = 28.30M<sup>2</sup>

Actual glazed area = 7.28M<sup>2</sup>

Adapt single clear aluminium standard glazing giving glazing system performance characteristics of 5.6/0.86. O.K.



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Architectural Designers

**Energy efficiency to 3.12 of the B.C.A.**

**Roof minimum** to Table 3.12.1.1. Total R value for climate zone 7 must not be less than R value 3.8

**Building fabric** insulation to 3.12.1.1

**External walls** to 3.12.1.4. – achieve a surface density of not less than 220 kg/m<sup>2</sup> and incorporate insulation with an R value of not less than 1. Minimum total R value of not less than 1.9.

**Building projection for wall shading** to 3.12.1.2. Eave projection must not be less than one quarter of the wall height measured from the internal floor level to the underside of the projection.

**Floors** to 3.12.1.5. A suspended floor with an unenclosed perimeter must have a total R value in climate zone 7 of not less than 1. With a heated slab must be insulated at the perimeter and underneath the slab with insulation having a minimum R value of not less than 1.0.

**Attached class 10a building** to 3.12.1.6. A class 10a building attached to a class 1 building must provide the level of thermal performance required for the external element of the class 1 building.

**External glazing** to 3.12.2.1. The effective glazing area for each storey of a building must not exceed the percentages in Table 3.12.2.1. The effective glazing area to be calculated from the total glazed area of all windows (excluding roof heights) in the storey. Any glazing facing the north orientation sector, as defined in Table 3.12.2.1 may be halved.

**Building sealing** to 3.12.3.0. Performance of sealing of a window in a class 1 building is deemed to be satisfactory if the air infiltration of the closed window complies to AS 2047.

**Chimneys and flues** to 3.12.3.1. The chimney or flue of an open solid fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.

**Roof lights** to 3.12.3.2. A roof light must be sealed to minimize air leakage when servicing a conditioned space or a habitable room in climate zone 7.

**External windows & doors** to 3.12.3.3. Seals to restrict air infiltration must be fitted to each edge of an external door, openable window or other such opening in climate zone 7 when servicing a habitable room.

**Exhaust fans** to 3.12.3.4. An exhaust fan must be fitted with a sealing device such as a self closing damper, filter or the like when servicing a habitable room.

All services must be installed to conform to Part 3.12.5 of the B.C.A.



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Gutters and downpipes to B.C.A. 3.5.2.0  
AS/NZS 3500 3.2. 1988

Box gutters - Gradient min 1:100. Min width 300mm min depth 90mm. Square millimetre size 27000. Lap joints shall have a lap equal to or greater than 25mm. Laps shall be fastened and sealed. Support system to be trafficable to test to AS/NZS 2179-1.

Spacings between downpipes on fascia gutters shall be maximum 12 metres.

Downpipes must be compatible with other roofing materials used in the roofing system in accordance with 3.5.1.3 (c).

Gutters must suit rainfall intensities for Hobart namely average recurrence interval, once in 20 years 5 minute rainfall (mm/h) 99 and once in 100 years 155. Gutter and downpipe sizing rainfall intensity 160 adapt downpipe sizing B or E.

Drainage Legend to A.S. 3500 1.1.1998.

Water closet	100mm	Sink	50mm
Basin	40mm	Bath	40mm
Shower	50mm	Trough	50mm
W/machine	50mm	Upstream vent	50mm

All plumbing shall comply with local building and health regulations.

Waste pipe sizing shall comply with A.S.3500.

Hot and Cold pipe sizing 20mm main lines 15mm branches <3.0M.

Hot water cylinder to deliver water not exceeding 50°

Hot water supply system to AS/NZS 3500.4.2.1997