32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00065
Applicant	CBM Sustainability Pty Ltd
Proposal	Residential - Retrospective Approval of Retaining Walls
Location	38 Steel Street, Scamander

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 19th July, 2025 **until 5pm Friday 1st August, 2025**.

John Brown
GENERAL MANAGER

DWG NO.	DRAWING	REV
S100	COVER PAGE	03
S101a	AS-CONSTRUCTED SITE PLAN	01
S101b	RETAINING WALL PLAN	03
S102	RETAINING WALL SECTIONS	02
S103	STRUCTURAL NOTES	02
S104	STRUCTURAL NOTES	02
SCH01	WORKPLACE HEALTH & SAFETY NOTES	01
SCH02	WORKPLACE HEALTH & SAFETY NOTES	01

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

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

BASE DRAWING(S) PREPARED AND PROVIDED BY N/A

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS

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

LANDSLIDE HAZARD BAND: N/A

FLOOD HAZARD AREA: NO

BAL ASSESSMENT: (AS 3959-2018) N/A

ACID SULFATE SOILS: (AS 2870-2011 SECTION 5.5) N/A

SITE CLASSIFICATION: (AS 2870-2011) N/A

WIND CLASSIFICATION: (AS 4055-2021) N/A

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

BUILDING APPROVAL

Exceed Engineering
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NORTH

ENGINEERING FOR RETAINING WALL

38 STEEL STREET, SCAMANDER, TAS, 7215

JOHN SMYTHE

SCALE: **(A3)**

REV	AMENDMENT	DATE
01	CLIENT REVIEW	21/06/2024
02	BUILDING APPROVAL	1/07/2024
03	SEWER LINE CLARIFIED	27/06/2025

ISSUED BY: **dstanford**

DRAWN BY: **rhall**

APPROVED BY: **dstanford**

COVER PAGE

DWG: **S100** REV: **03**

PROJECT: **EE920**

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AS-CONSTRUCTED SITE PLAN
1:500

0m 5m 25m

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38 STEEL STREET, SCAMANDER, TAS, 7215

JOHN SMYTHE

SCALE: **1:500 (A3)**

REV	AMENDMENT	DATE
01	SEWER LINE CLARIFIED	27/06/2025

ISSUED BY: **dstanford**
DRAWN BY: **rhall**
APPROVED BY: **dstanford**

AS-CONSTRUCTED SITE PLAN

DWG: **S101a** REV: **01**

PROJECT: **EE920**

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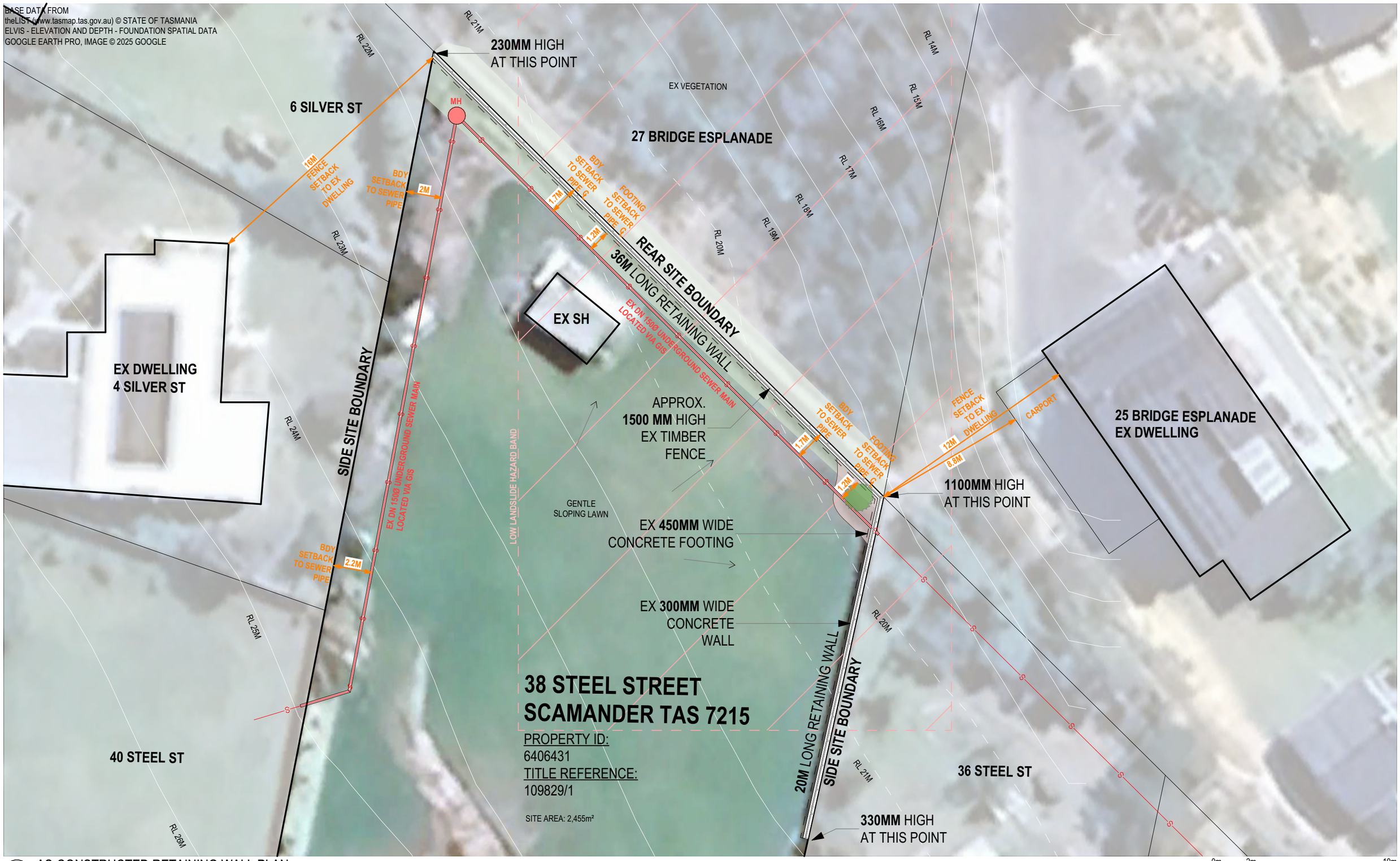

AS-CONSTRUCTED RETAINING WALL PLAN
1:200

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38 STEEL STREET, SCAMANDER, TAS, 7215

JOHN SMYTHE

SCALE: **1:200 (A3)**

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01	CLIENT REVIEW	21/06/2024
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ISSUED BY: **dstanford**
DRAWN BY: **rhall**
APPROVED BY: **dstanford**

RETAINING WALL PLAN

DWG: **S101b** REV: **03**

PROJECT: **EE920**

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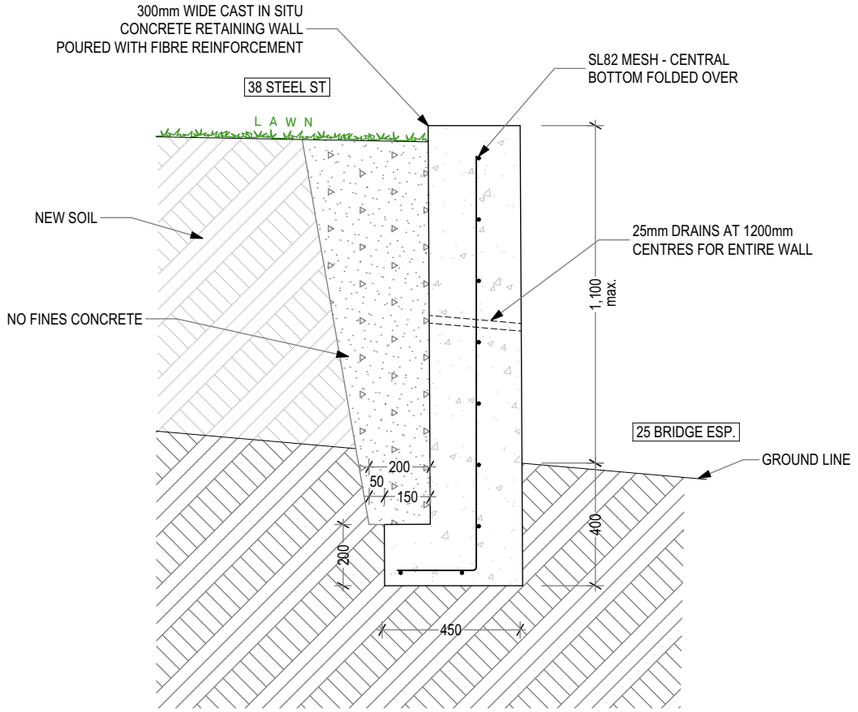
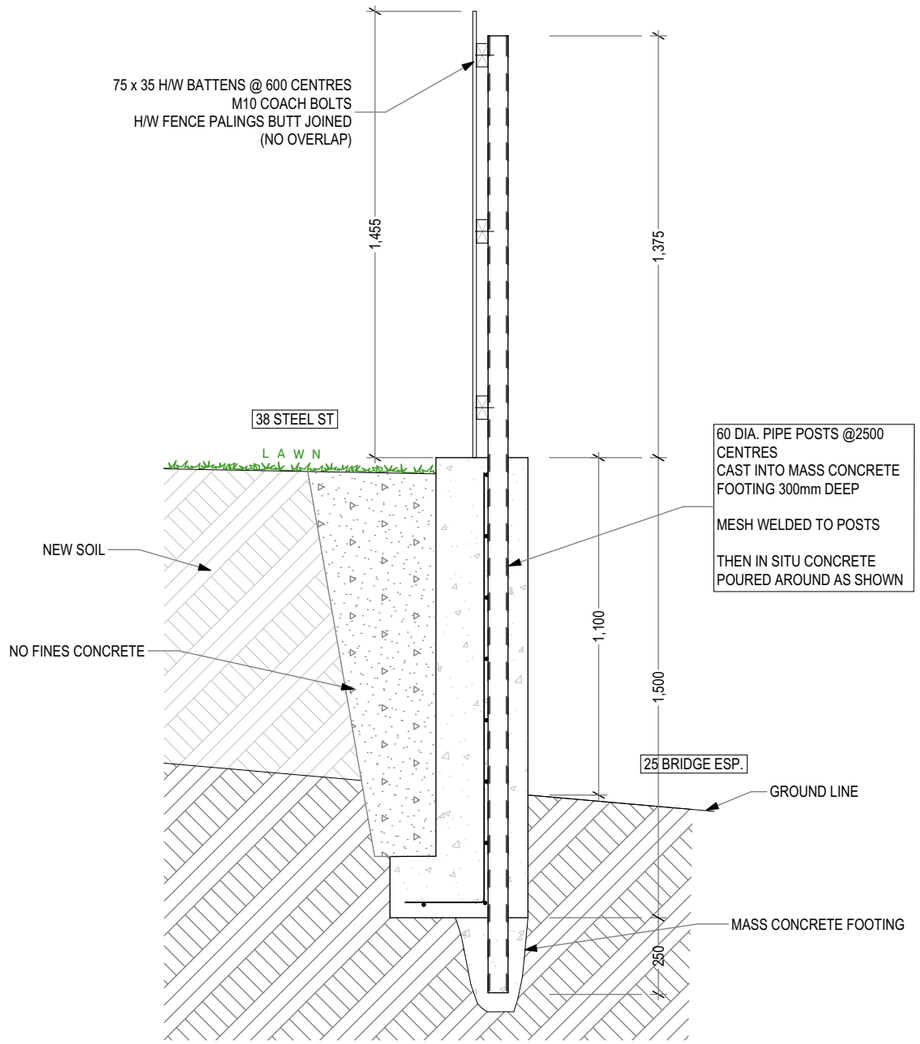


TYPICAL CONCRETE IN SITU RETAINING WALL SECTION - TOE IN
N.T.S.



TYPICAL SECTION AT STEEL POSTS- TOE IN
N.T.S.

BUILDING APPROVAL

0m 200mm 1m

ENGINEERING FOR RETAINING WALL

38 STEEL STREET, SCAMANDER, TAS, 7215

JOHN SMYTHE

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

REV	AMENDMENT	DATE
01	CLIENT REVIEW	21/06/2024
02	BUILDING APPROVAL	1/07/2024

ISSUED BY: **RHall**

DRAWN BY: **rhall**

APPROVED BY:

RETAINING WALL SECTIONS

DWG: **S102** REV: **02**

PROJECT: **EE920**

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STRUCTURAL NOTES

GENERAL

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

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

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

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

G5 THE DATUM FOR LEVELS IS AHD.

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

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

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

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

FOOTINGS

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

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

CONCRETE

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

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

C3 CONCRETE SHALL BE SUBJECT TO PRODUCTION ASSESSMENT.

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

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

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

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

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

REINFORCEMENT

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

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

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

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

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

R6 PROVIDE STANDARD COGS AND HOOKS IN ACCORDANCE WITH AS3600.

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

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

R8 PROVIDE MINIMUM FABRIC LAPS TO CROSS WIRES AS FOLLOWS:

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

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

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

BUILDING APPROVAL

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NORTH

ENGINEERING FOR RETAINING WALL

38 STEEL STREET, SCAMANDER, TAS, 7215

JOHN SMYTHE

SCALE: **(A3)**

REV	AMENDMENT	DATE
01	CLIENT REVIEW	21/06/2024
02	BUILDING APPROVAL	1/07/2024

ISSUED BY: **RHall**

DRAWN BY: **rhall**

APPROVED BY:

STRUCTURAL NOTES

DWG: **S103** REV: **02**

PROJECT: **EE920**

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STEELWORK

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

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

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

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

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

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

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

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

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

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

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

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

CORROSION PROTECTION

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

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

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

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

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

P5 TOP COAT
P5.1 PAINTED SURFACES
- APPLY TWO COATS INTERLAC 665 ALKYD GLOSS ENAMEL AT 35 MICRON DRY FILM THICKNESS EACH COAT.
- COLOUR AS PER SUPERINTENDENT'S INSTRUCTION
P5.2 GALVANISED SURFACES
- ETCH PRIME
- APPLY TWO COATS INTERLAC 665 ALKYD GLOSS ENAMEL AT 35 MICRON DRY FILM THICKNESS EACH COAT
- COLOUR AS PER SUPERINTENDENT'S INSTRUCTION

MASONRY

M1 MASONRY WORK TO BE TO AS3700 AND AS4455

M2 CONSTRUCT MASONRY COMPLETE WITH BED JOINT REINFORCEMENT, FLEXIBLE MASONRY ANCHORS, WALL TIES, FIXING STRAPS, ETC. TO AS2699. USE ONLY R4 GRADE 316 OR 316L STAINLESS STEEL OR R3 HOT DIPPED GALVANISED TO AS4680 WITH MINIMUM COATING MASS OF 470 g/m² EACH FACE.

M3 STEEL LINTELS TO BE HOT DIPPED GALVANISED.

M4 USE GRADE 20 CONCRETE BLOCKS, I.E. MINIMUM CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH Cu = 20 MPa TO AS4455 U.N.O. AND OF DIMENSIONAL CATEGORY DW4 TO AS4455. COLOUR AND TEXTURE OF MASONRY UNITS TO BE WITHIN AGREED RANGE. MASONRY UNITS TO BE RESISTANT TO SALT ATTACK. MAXIMUM PERMEABILITY OF MASONRY UNITS TO BE 2mm/min. EFFLORESCENCE POTENTIAL OF MASONRY UNITS TO BE NIL OR SLIGHT. CHARACTERISTIC LATERAL MODULUS OF RUPTURE OF MASONRY UNITS TO BE 0.8 MPa.

M5 FOR CONCRETE BLOCKWORK AND UNREINFORCED BRICKWORK, USE CLASS M3 MORTAR MADE WITH ONE PART CEMENT TO FIVE PARTS SAND AND A METHYL CELLULOSE WATER THICKENER TO AS3700. SUBMIT DETAILS OF PROPOSED ADDITIVES FOR SUPERINTENDENT'S APPROVAL. USE WHITE CEMENT TO AS3972 TYPE GP OR GB WITH IRON SALTS NOT EXCEEDING 1%. USE WELL GRADED CLEAN SAND WITH LOW CLAY CONTENT (MAXIMUM 10% PASSING THE 75 MICRON SIEVE) AND FREE FROM EFFLORESCING SALTS, ORGANIC MATTER AND OTHER IMPURITIES. USE HYDRATED BUILDING LIME TO AS1672.1. COLOUR AND TEXTURE OF FACE OR POINTING MORTAR TO MATCH APPROVED SAMPLE. USE APPROVED REFRACTORY MORTAR FOR REFRACTORY BRICKWORK AS RECOMMENDED BY MANUFACTURER.

M6 CLEAN MASONRY PROGRESSIVELY AS WORK PROCEEDS. CLEAN FACE WORK TO REMOVE MORTAR SMEARS, STAINS, DISCOLOURATION, ETC. KEEP CAVITIES CLEAR OF MORTAR FINS, DROPPINGS, ETC.

M7 USE HEAVY DUTY RIGID WALL TIES TO AS2699. TIES TO BE EMBEDDED 50mm MINIMUM INTO MORTAR JOINTS. ENSURE 15mm MINIMUM MORTAR COVER TO EXPOSED FACES. IN HOLLOW BLOCKWORK, INSTALL TIES IN LINE WITH PERPENDS / BLOCK WEBS AND PROVIDE MORTAR BEDDING FULL WIDTH OF BLOCK. INSTALL WALL TIES AT SPACING NO MORE THAN 600mm CENTRES IN EACH DIRECTION U.N.O. ADJACENT TO LATERAL SUPPORTS AND CONTROL JOINTS AND AROUND OPENINGS IN MASONRY AND AT TOPS OF UNRESTRAINED WALLS. SPACING OF WALL TIES TO BE NO MORE THAT 300mm AVERAGE AND 400mm MAXIMUM AND LOCATED WITHIN 300mm OF THAT LINE OF SUPPORT. FIX TIES TO MANUFACTURER'S RECOMMENDATIONS.

M8 CONTROL JOINTS TO BE 20mm WIDE WITH 25mm DIAMETER CLOSED CELL POLYETHYLENE FOAM BACKING ROD AND APPROVED POLYSULPHIDE SEALANT AT EXTERNAL FACE U.N.O. FINISH SEALANT IN LINE WITH MORTAR JOINTS. TOLERANCE ON WIDTH +5, -0mm. PROVIDE JOINTS IN WALL FINISHES AT CONTROL JOINTS IN MASONRY. PLACE POLYSTYRENE IN VERTICAL JOINTS DURING CONSTRUCTION TO ENSURE THAT MORTAR DROPPINGS AND OTHER HARD MATERIALS DO NOT FALL INTO OR REMAIN IN CONTROL JOINTS. REMOVE POLYSTYRENE AT COMPLETION.

M9 INSTALL CONTROL JOINTS IN MASONRY AT 6m MAXIMUM CENTRES, 3m MAXIMUM FROM CORNERS, AND AS SHOWN ON DRAWINGS.

M10 BUILD DAMP-PROOF COURSES TO AS2904 AT THE FOLLOWING LOCATIONS WHERE APPLICABLE:
- WALLS ADJOINING INFILL FLOOR SLABS ON MEMBRANES: IN COURSE ABOVE UNDERSIDE OF SLAB IN INTERNAL WALLS AND INNER LEAVES OF CAVITY WALLS. PROJECT 40mm AND DRESS DOWN OVER MEMBRANE TURNED UP AGAINST WALLS.
- CAVITY WALLS BUILT OFF SLABS ON GROUND: IN BOTTOM COURSE OF OUTER LEAF, CONTINUOUS ACROSS CAVITY AND UP INNER FACE, TURNED 30mm INTO FIRST COURSE ON INNER LEAF ABOVE SLAB.
- INTERNAL WALLS BUILT OFF SLABS ON GROUND: IN FIRST COURSE ABOVE FLOOR LEVEL.
- PAINTED EXTERNAL WALLS: IN SECOND COURSE ABOVE GROUND LEVEL IN OUTER LEAF.

M11 BUILD FLASHINGS AND WEATHERINGS TO AS2904 AT THE FOLLOWING LOCATIONS WHERE APPLICABLE:
- UNDER SILLS: 50mm INTO FIRST JOINT BELOW SILL, EXTENDING UP ACROSS CAVITY AND UNDER SILL.
- OVER LINTELS TO OPENINGS: FULL WIDTH OF OUTER LEAF IMMEDIATELY ABOVE LINTEL, CONTINUOUS ACROSS CAVITY, 50mm INTO INNER LEAF, TWO COURSES ABOVE.
- OVER ROOFS: FULL WIDTH OF EXTERNAL MASONRY, STEPPED TO ROOF SLOPE. TURN DOWN NOT LESS THAN 50mm OVER BASE FLASHING. TURN UP WITHIN CAVITY, SLOPING INWARD ACROSS CAVITY AND FIXED TO OR BUILT INTO INNER LEAF AT LEAST 75mm ABOVE.
- AT ABUTMENTS WITH STRUCTURAL FRAMES OR SUPPORTS: VERTICAL FLASHING IN CAVITY FROM 150mm WIDE MATERIAL, WEDGED AND GROUTED INTO A GROOVE IN FRAME OPPOSITE CAVITY.
- AT STILES WHERE CAVITIES ARE CLOSED: FULL HEIGHT FLASHING EXTENDING 75mm BEYOND CLOSURE INTO CAVITY, INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END. FIX TO FRAME STILES.

M12 PROVIDE WEEP HOLES IN THE FORM OF OPEN PERPENDS TO EXTERNAL LEAVES OF CAVITY WALLS IN COURSE ABOVE DAMP-PROOF COURSES, FLASHINGS AND CAVITY FILL, AND AT BOTTOMS OF UNFILLED CAVITIES. SPACING 750mm MAXIMUM CENTRES.

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DRAWN BY: **rhall**
APPROVED BY:

STRUCTURAL NOTES

DWG: **S104** REV: **02**

PROJECT: **EE920**

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ENGINEERING FOR RETAINING WALL

38 STEEL STREET, SCAMANDER, TAS, 7215

JOHN SMYTHE

PROJECT: **EE920**

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
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SCH01 WORKPLACE HEALTH & SAFETY NOTES

27/06/2025

BUILDING APPROVAL

WORKPLACE HEALTH & SAFETY NOTES

GENERAL NOTES

1. The following risk mitigation notes have been articulated to provide guidance to the 'person conducting a business or undertaking' (PCBU) regarding the health and safety considerations of the design, in accordance with the Work Health and Safety Act 2011 (WHS Act 2011). These notes are applicable whenever the building functions as a workplace.

2. It is important to acknowledge that these notes may not comprehensively address all aspects of construction, operation, maintenance, and demolition practices, as well as the associated safety risks. The inclusion or exclusion of any specific item or information does not release the owner, contractor, user, maintainer, or demolisher from their legal obligations to undertake appropriate risk management activities. Furthermore, it should be emphasized that the presence or absence of any item mentioned in these notes does not imply that the responsibility lies with the designer.

3. Additional guidance on workplace health and safety is provided in the following Codes of Practice are approved under Section 274 of the Work Health and Safety Act (the WHS Act):

Works Health and Safety Consultation, Co-operation and Coordination is an approved code of practice under Section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/whsconsultationcooperationcoordination.pdf>

Managing the Work Environment and Facilities is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/managing_work_environment_and_facilities2.pdf>

Managing the Risks of Plant in the Workplace is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-managing-risks-of-plant-in-the-workplace-v3.pdf>

Managing Noise and Preventing Hearing Loss at Work is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/managing_noise_preventing_hearing_loss_work.pdf>

Managing Electrical Risks in the Workplace is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-managing-electrical-risks_in_the_workplace-v3.pdf>

How to Manage Work Health and Safety Risks is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/how_to_manage_whs_risks.pdf>

Hazardous Manual Tasks is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-hazardous-manual-tasks-v2.pdf>

Confined Spaces is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-confined-spaces-v3.pdf>

4. Additional and revised codes of practice, along with other guidance materials aimed at minimising risks to workplace health and safety, are periodically released by Safe Work Australia (www.safeworkaustralia.gov.au <http://www.safeworkaustralia.gov.au>) and the respective state safe working authorities (<https://www.worksafe.tas.gov.au>). It is crucial to refer to these resources and consult them prior to commencing any work on site.

5. The specific risks related to this project have been evaluated and are outlined, as appropriate, in the attached risk assessment and hazard identification reports.

6. The contractor bears the responsibility of identifying all risks associated with the construction process and must prepare comprehensive 'Safe Work Method Statements' (SWMS - https://worksafe.tas.gov.au/topics/Health-and-Safety/safety-by-industry/construction/safe-work-method-statements-swms#:~:text=A%20SWMS%20is%20a%20document.place%20to%20control%20the%20risks <https://worksafe.tas.gov.au/topics/Health-and-Safety/safety-by-industry/construction/safe-work-method-statements-swms>) and job safety analysis to ensure adequate safety measures are in place.

7. Temporary structures and contractor erection procedures are only specified when necessary for the proper implementation of the design outlined in the provided documents. Detailed procedures should be obtained before commencing any work. The contractor is responsible for engaging a third party to assist, certify, and supervise the erection of the works for all associated temporary structure or erection design and certification.

SITE

Site excavation activities can result in the rupture of services, posing various risks such as the release of hazardous materials. Existing services may be present on or near the construction site. While efforts have been made to identify these services on the drawings, the exact location and extent of the services may differ. It is crucial to locate the services using suitable methods, employ proper excavation practices, and enlist the services of specialist contractors when necessary to mitigate potential risks.

Site Access / Traffic Management:
1. The contractor is required to carry out all work in compliance with the "Traffic Management in Workplaces" code of practice, adhering to the standard control measures outlined in the code.
2. Buildings on a major, narrow, or steeply inclined road; parking, loading and unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Where applicable, a traffic management plan supervised by trained traffic management personnel is to be implemented for the work site.
3. Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access are to be provided. Where electrical installations, excavations, plant or loose materials are present, they are to be secured when not fully supervised.
4. Building owners and occupiers are responsible for pedestrian access ways, to ensure that surfaces are not uneven or cracked, which could pose a trip hazard. Additionally, any spills, loose materials, stray objects, or other substances that could cause slipping or tripping hazards should be promptly cleaned or removed from the access ways.
5. Contractors to maintain a clean and organized work site to minimize the risk of trips and falls. To reduce the potential for accidents and injuries contractor is to store construction materials and maintenance equipment in designated areas that are separate from access ways and work areas.
6. To create a secure environment, ensure safe access to the building is prioritise, including essential elements such as handrails, scaffolding, access stairs, and fall arrest systems. These elements are to be completed before proceeding with any other construction works that will rely on their presence.

Water:
If the building site is adjacent to any body of water adequate protection and access prevention shall be provided. The contractor is to prepare a safe work method statement for any works required to be undertaken over water.

Lighting and ventilation:
The contractor is to provide adequate lighting and ventilation to all areas required to be occupied during construction. Prior to the commissioning of the building, final lighting and ventilation must be provided in accordance with the requirements of the National Construction Codes.

Fire and emergency:
Adequate site-specific fire equipment and emergency evacuation procedures are to be provided and maintained by the contractor during works onsite according to a safe work method statement to be prepared by the contractor prior to works commencing onsite. Prior to the commissioning of the building, final fire protection equipment shall be provided in accordance with the requirements of the National Construction Codes.

Electrical: Refer to Designer's / Engineer's drawings and specifications.
1. The contractor is to conduct works in accordance with the following codes of practice and Australian Standard:
a. Working in the vicinity of overhead and underground electric lines, refer to <https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/general-guide-working-vicinity-overhead-and-underground-electric-lines> ,
b. Managing electrical risks in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-electrical-risks-workplace>, and
c. AS 3012 Construction Electrical Installations.
2. Underground power lines may be located in or around the site. All underground power lines must be accurately located and either disconnected or adequate exclusion zones delineated prior to any construction, maintenance or demolition work commencing.
3. Overhead power lines may be located on or near the site. These pose a significant risk if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, clearly identified exclusion zones and approach distances shall be established and maintained.

EXCAVATION

Refer to Engineer's drawings and specifications.
1. The contractor is to conduct works in accordance with code of practice, Excavation work, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-excavation-work>,
2. Installation in excavation areas should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area shall be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations shall be provided.
3. All bores are to be provided with adequate protection and access prevention and concrete filled as soon as possible.
4. The contractor is to consult any site investigation reports etc. Before conducting any excavation works. In the case of any areas being identified as having ground contamination present, a qualified specialist consultant shall be engaged to provide remedial works design and risk mitigation strategies.

CONSTRUCTION

Formwork:
Refer to Engineer's drawings and specifications.
1. The contractor is to conduct works in accordance with the code of practice Formwork and falsework, refer to <https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/formwork-and-falsework-information-sheet>.
2. All formwork and supporting scaffold structures must be deigned to carry the construction loading specified with this set of documentation.
3. In-situ formwork e.g. bondek / condeck must be installed to manufactures instructions and supported during construction as recommended. Temporary supports are not provided as part of this documentation.
4. Slabs that support continued temporary structure must be back propped. Back propping must be checked and approved prior to any additional construction loading.
5. Walls, column and other vertical formwork must be checked and designed for potential hydrostatic loading during concrete placement.

Precast panel erection:
1. Refer to Engineer's drawings and specifications.
2.The contractor is to conduct works in accordance with the following code of practice and Australian Standard:
a. Precast tilt-up and concrete elements in building construction, refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/codeofpractice_precasttiltupandconcreteelementsbuildingconstruction_2008_pdf.pdf>, and
b. AS3850 Tilt-up concrete construction.
3. Contractor is to ensure that crane size and location is adequately assessed for capacity before panels are erected. This it to include but is not limited to crane support bearing, location of underground services, overturning, lifting capacity, overheard obstructions and traffic hazards.
4. Chain and sling setup for panels is to be checked against approved panel lifting points. Where appropriate an approved spreader beam is to be used.
5. Pathways of overhead travel of panels are to be clearly marked and access to these restricted during lifting.
6. Panel bearing and locating plates and dowels are to be checked for final location.
7. Panel propping and temporary support must be located with approved anchors and appropriate checks and designs for capacity, number and configuration of props is to be conducted prior to erection. Temporary supporting structure during construction is not provided as part of these design documents and must be obtained prior to erection.

Structural steel erection:
Refer to Engineer's drawings and specifications.
The contractor is to conduct works in accordance with the following codes of practice:
a. Welding processes, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-welding-processes>,
b. abrasive blasting, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-abrasive-blasting>, and
c. Spray painting and powder coating, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-spray-painting-and-powder-coating>
2. Contractor is to ensure that crane size and location is adequately assessed for capacity before the frame is erected. This it to including but is not limited to crane support bearing, location of underground services, overturning, lifting capacity, overheard obstructions and traffic hazards.
3. Chain and sling setup for framing members is to be checked against approved lifting points. Where appropriate an approved spreader beam is to be used.
4. Pathways of overhead travel of framing members are to be clearly marked and access to these restricted during lifting.
5. Temporary propping work is to be provided to ensure stability of the frames during erection. All steel frames are to be temporary braced, until structure is fully erected and all connections bolted or welded together as required. Temporary supporting structure during construction is not provided as part of these design documents and must obtained prior to erection.
6. Site based treatments of steel framing members (e.g. Cutting, welding, grit blasting, spray painting, etc.) Is to be minimised wherever possible. If site-based treatment is unavoidable, adequate protection, screening and ventilation to minimise hazards to personnel is to be provided.
7. Avoid site base hot works where possible. If unavoidable, site specific procedures for hot works permits etc. Are to be followed.

Working at heights:
1. The contractor is to conduct works in accordance with the following codes of practice and Australian Standard:
a. Managing the risk of falls at workplaces, refer to, <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risk-falls-housing-construction>
b. Preventing falls in housing construction, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risk-falls-housing-construction>
c. Scaffolds and scaffolding work, refer to <https://www.safeworkaustralia.gov.au/doc/scaffolds-and-scaffolding-work-general-guide>, and
d. AS 1657, Fixed platforms, walkways, stairways and ladders - Design, construction and installation.
2. Scaffolding must be secured and braced to resist overturning. Single props must not be used unless a design check on stability is made and they are fixed to a stable base at midpoints.
3. Contractor is to use passive fall prevention device if possible (i.e., Fixed platform, cherry pickers etc.).

Concrete stressing:
Refer to Engineer's drawings and specifications.
1. Contractor is to ensure that concrete strength meets required capacity at time of stressing.
2. Restricted stressing areas are to be provided to all areas where stressing is taking placed both at live and dead ends of stressing ducts.
3. Contractor must ensure that at all times during stressing only qualified and approved personnel have access to designated stressing areas.
4. Slabs that support continued temporary structure must be back propped. Back propping must be checked and approved prior to any additional construction loading.

Cranes and other mechanical plant:
1. The contractor is to conduct works in accordance with the following codes of practice and Australian Standard:
a. Cranes, refer to <https://www.safeworkaustralia.gov.au/safety-topic/hazards/cranes/resources>,
b. Managing the risks of plant in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risks-plant-workplace>,
c. Industrial lift trucks, refer to <https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/industrial-lift-trucks-guidance-material>, and
d. AS 2550 Cranes, hoists and winches - Safe use General requirements
2. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.
3. Contractor is to ensure that crane size and location is adequately assessed for capacity before any lift. This it to include but is not limited to crane support bearing, location of underground services, overturning, lifting capacity, overheard obstructions and traffic hazards.

ENGINEERING FOR RETAINING WALL

38 STEEL STREET, SCAMANDER, TAS, 7215

JOHN SMYTHE

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SCH02 WORKPLACE HEALTH & SAFETY NOTES

27/06/2025

BUILDING APPROVAL

EXCAVATION
Refer to Designer's / Engineer's drawings and specifications.

EXISTING BUILDINGS
Demolition:
1. The contractor is to conduct works in accordance with the code of practice demolition work, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-demolition-work>
2. Locations of existing embedded live services are to be accurately established prior to any penetration of existing structure.
3. Do not cut or remove any structural member prior to inspection by a suitably qualified structural engineer.
4. Seek advice from a suitably qualified structural engineer prior to coring, chasing, cutting or removal of existing concrete and reinforcement.

Existing structural adequacy:
1. Where existing structural elements are damaged or exhibit significant section loss, a suitably qualified structural engineer shall be engaged to design a system for stabilising / supporting the existing structure, such that all work areas will be adequately safe for building works to commence. Any significant section loss or corrosion of existing structural elements shall be reported to the engineer prior to proceeding with works.
2. Any existing retaining structures present on the site shall be inspected by a suitably qualified structural engineer to ascertain the extent of any exclusion zones required, especially with regard to any excavation, the operation of heavy surface plant and equipment, or stockpiling material adjacent to existing retaining structures.
3. No excavation shall be performed adjacent to any existing structure, especially below the 45° line from the underside of an existing footing without the express permission of the structural engineer.

Asbestos:
Refer to the buildings Asbestos Register.
1. The contractor is to conduct works in accordance with the following codes of practice:
a. How to manage and control asbestos in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-how-manage-and-control-asbestos-workplace>, and
b. How to safely remove asbestos, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-how-safely-remove-asbestos>.
2. For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:
- 1990 - it may contain asbestos;
- 1986 - it is likely to contain asbestos;
Either in cladding material or in fire-retardant insulation material. In either case, the builder should inspect and, if necessary, have any asbestos removed by a suitable qualified person before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

Existing coatings:
1. Prior to any works commencing an appropriate method of paint removal and disposal is to be determined, particularly on historic structures. Coatings containing coal tar epoxies, bitumen and asphalts, zinc chromate and lead among others present a health risk. Adequate screening is to be provided to the public and the surrounding environment during paint removal and cleaning operations. Environmentally appropriate methods are to be employed during maintenance and repair work.

Hazardous substances
The contractor is to conduct works in accordance with the code of practice Managing risks of hazardous chemicals in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risks-hazardous-chemicals-workplace>.

Powdered materials:
Many materials used in construction can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear personal protective equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

Treated timber:
During the construction, operational maintenance, or demolition of a building, it is important to consider the potential use of treated timber within the structure. It should be noted that dust or fumes arising from this material can be hazardous to health. Therefore, individuals working on or in the building should prioritize good ventilation and wear appropriate personal protective equipment. This includes protection against inhalation of harmful materials when engaging in activities such as sanding, drilling, cutting, or any other process that may release hazardous substances from treated timber. It is crucial to avoid burning treated timber, as this can also lead to the release of harmful substances. Taking these precautions helps to ensure the safety and well-being of those involved in the construction process.

Volatile organic compounds:
Certain substances commonly used in construction and maintenance, such as glues, solvents, spray packs, paints, varnishes, cleaning materials, and disinfectants, can emit hazardous emissions. It is crucial to maintain proper ventilation in areas where these materials are being used, both during application and for a period after installation. This helps to minimize the risk of exposure to harmful fumes. Additionally, wearing appropriate personal protective equipment may be necessary to ensure safety. It is important to strictly adhere to the manufacturers' recommendations for the use of these substances. By following these guidelines, potential health hazards can be minimized, creating a safer working environment.

Synthetic mineral fibre:
When working with thermal or acoustic insulation materials such as glass fiber, rock wool, ceramic, and other similar substances, it is important to be aware that they may contain synthetic mineral fibers that can be harmful if inhaled or come into contact with the skin, eyes, or other sensitive parts of the body. To ensure personal safety, it is necessary to use appropriate personal protective equipment when handling, installing, removing, or working near bulk insulation materials. This includes protection against inhalation of harmful materials. By taking these precautions and following safety guidelines, the risk of potential harm can be minimized, providing a safer working environment.

HAZARDOUS MANUAL TASKS
1. The contractor is to conduct works in accordance with the code of practice Hazardous manual tasks, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-hazardous-manual-tasks>.
2. In order to ensure safe lifting practices and prevent injuries, it is important to follow certain guidelines. These include:
a. Components with a mass exceeding 25 kg should be lifted by either two or more workers or by using a mechanical lifting device. This helps distribute the weight and reduces the risk of strain or injury.
b. It is recommended that all packaging, building materials, and maintenance components clearly display the total mass of the packages. This information allows workers to assess the weight and take necessary precautions during lifting.
c. Whenever possible, items should be stored on-site in a manner that minimizes the need for bending before lifting. This reduces the strain on the body and lowers the risk of back injuries.
d. Adequate advice and guidance should be provided to workers on safe lifting methods in all areas where lifting tasks may occur. This includes proper lifting techniques, body positioning, and the use of appropriate equipment.
By adhering to these guidelines and promoting safe lifting practices, the risk of injuries associated with lifting heavy objects can be significantly reduced, creating a safer working environment for all involved.

CONFINED SPACES
1. The contractor is to conduct works in accordance with the following code of practice and Australian Standard
a. Confined spaces, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-confined-spaces>, and
b. AS 2865 Confined spaces.
2. Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. Where workers are required to enter enclosed spaces, air testing equipment and personal protective equipment shall be provided. Only trained personnel are to enter a confined space and the contractor is to prepare a work method statement addressing mitigation of risks for any such works. Adequate signage is to be provided to all temporary and permanent confined spaces in accordance with AS 2865.

NOISE
The contractor is to conduct works in accordance with the code of practice Managing noise and preventing hearing loss at work, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-noise-and-preventing-hearing-loss-work>.

OPERATIONAL USE OF BUILDING
The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

CONTACT NUMBERS

Police, Fire and Ambulance	000 and 112
Ambulance Tasmania - Non emergencies	1800 008 008
Tasmania Fire Service - Non emergencies	1800 000 699
Tasmania Police	13 14 44
Poisons Information Centre	13 11 26
Health Direct - after hours advise	1800 022 222
State Emergency Services	13 25 00 or 6334 5333
Aurora Hotline	1300 132 003
Fallen Power Line	132004
Council - LCC	6434 0511
Dial Before You Dig	1100
Gas - TasGas	1800 2111
Gas - TasGas Pipeline	1800 195 666
TasNetwork	1300 137 008
Taswater	13 69 92 or 13 699 2837
Telstra Hotline	1321 25
Workcover	1300 776 572
WorkSafe Tasmania	1300 366 322

PROJECT CONTACTS

Engineer - Structural	Exceed Engineering
Engineer - Civil	Exceed Engineering
Engineer - Hydraulic	Exceed Engineering
Engineer - Mechanical	TBA
Engineer - Fire	TBA
Engineer - Electrical	TBA
Client/Representative	TBA
Owner/Landlord	TBA
Architect/Designer	TBA
Building Surveyor	TBA

ENGINEERING FOR RETAINING WALL

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PROJECT: **EE920**

T001 DRAWING TRANSMITTAL

27/06/2025

BUILDING APPROVAL

DWG NO.	DRAWING	REV	ISSUED
S100	COVER PAGE	03	☒
S101a	AS-CONSTRUCTED SITE PLAN	01	☒
S101b	RETAINING WALL PLAN	03	☒
S102	RETAINING WALL SECTIONS	02	☒
S103	STRUCTURAL NOTES	02	☒
S104	STRUCTURAL NOTES	02	☒
SCH01	WORKPLACE HEALTH & SAFETY NOTES	01	☒
SCH02	WORKPLACE HEALTH & SAFETY NOTES	01	☒

RECIPIENT	DATE / ISSUE FORMAT		
	01/07/2024	05/05/2025	27/06/2025
CLIENT:	E	E	E
JOHN SMYTHE			
ARCHITECT / BUILDING DESIGNER:	-	-	-
N/A			
STATUTORY AUTHORITY:	-	E	E
BREAK O'DAY COUNCIL			
WATER AUTHORITY:	-	E	E
TASWATER			
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FORMATS: **D** DWG / DXF / BIMx **E** ELECTRONIC (PDF) **H** HARD COPY

ADDITIONAL ASSOCIATED DOCUMENTS	MARK	ISSUED
FORM 35 - STRUCTURAL DESIGN CERTIFICATION	-	-
-	-	-
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27/06/2025

Dear Jake, Susan, and Break O'Day Council

Please find a planning application for existing development works;

Development:	Boundary Retaining Wall / Fence (retrospective)
Address:	38 Steel Street, Scamander TAS 7215.
Landowner:	John and Antoinette Smythe.
Planning Scheme:	Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule.
Property ID:	6406431.
Title Reference:	109829/1.
Site Zoning:	8. Residential.
Use Class:	Residential.
Qualification:	Residential (Permitted Use).

Figure 1: Image of 38 Steel Street Scamander Wall / Fence

The existing retaining wall is located at 38 Steel Street, Scamander along the north and east site boundaries. The retaining walls span a length of 36m long to the north boundary and 20m long to the east boundary.

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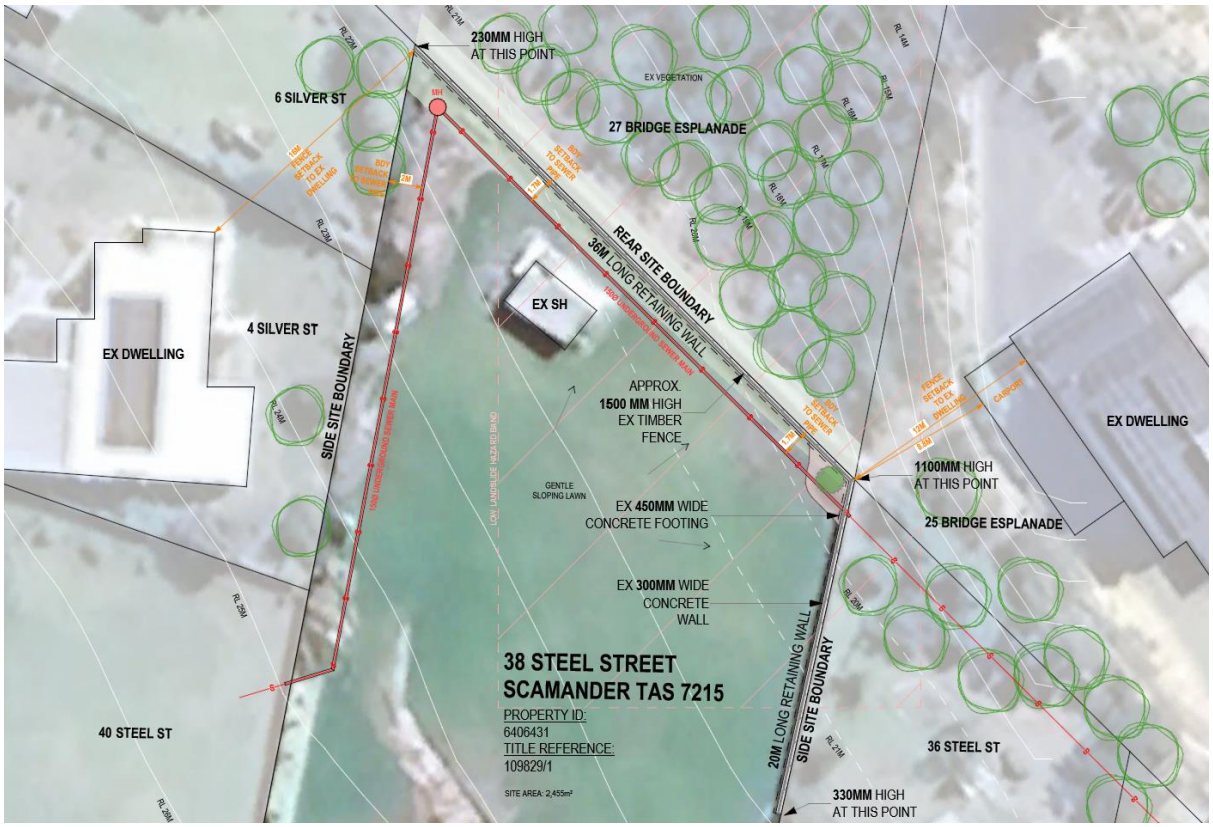
Phone : +61 3 6332 6988
Email : info@cbmgroup.com.au
Web : cbmgroup.com.au



The retaining wall is approximately 1100 mm high and constructed with concrete and steel reinforcement. There is a hardwood timber fence of approximately 1500 mm high located on top of the retaining walls.

Exceed Engineering have inspected the wall for structural adequacy and validate the construction. Photos of the existing development are attached.

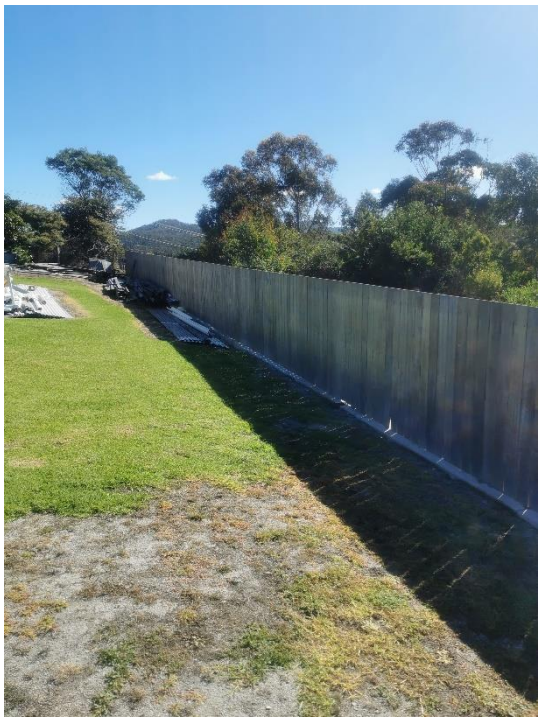


Figure 2 Existing retaining wall and fence: Northern site boundary

Figure 3 Existing retaining wall and fence: Northern and Eastern site boundaries

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Figure 4 Existing retaining wall and fence: Northern site boundary

Figure 5 Existing retaining wall and fence: Eastern site boundary

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8.0 General Residential Zone

8.4.2 Setbacks and building envelope for all dwellings

P3

The siting and scale of a dwelling must:

(a) *not cause an unreasonable loss of amenity to adjoining properties, having regard to:*

(i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*

The retaining wall and fence is not located close to any habitable rooms of dwellings on adjoining properties. Distances have been clarified on supplied drawings. The closest neighbouring built structure (carport) is approximately 8.8m meters from wall.

(ii) *overshadowing the private open space of a dwelling on an adjoining property;*

The retaining wall / fence is located south of neighbouring dwellings and not possible to cast any over shadowing.

(iii) *overshadowing of an adjoining vacant property; and*

Similar to above, the retaining wall / fence is located south of neighbouring dwellings and not possible to cast any over shadowing.

(iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;*

The retaining wall / fence is constructed of both concrete and timber, which is commonplace material for the surrounding area. The average height of the wall / fence is of common scale to most boundary fences within the Steel St / Silver Street area. The highest point of the wall / fence is 1100mm (concrete wall) plus 1455mm (timber fence) total 2555mm high and located in the North-eastern corner of the site. The fence / wall is well screened form most perspectives.

(b) *provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and*

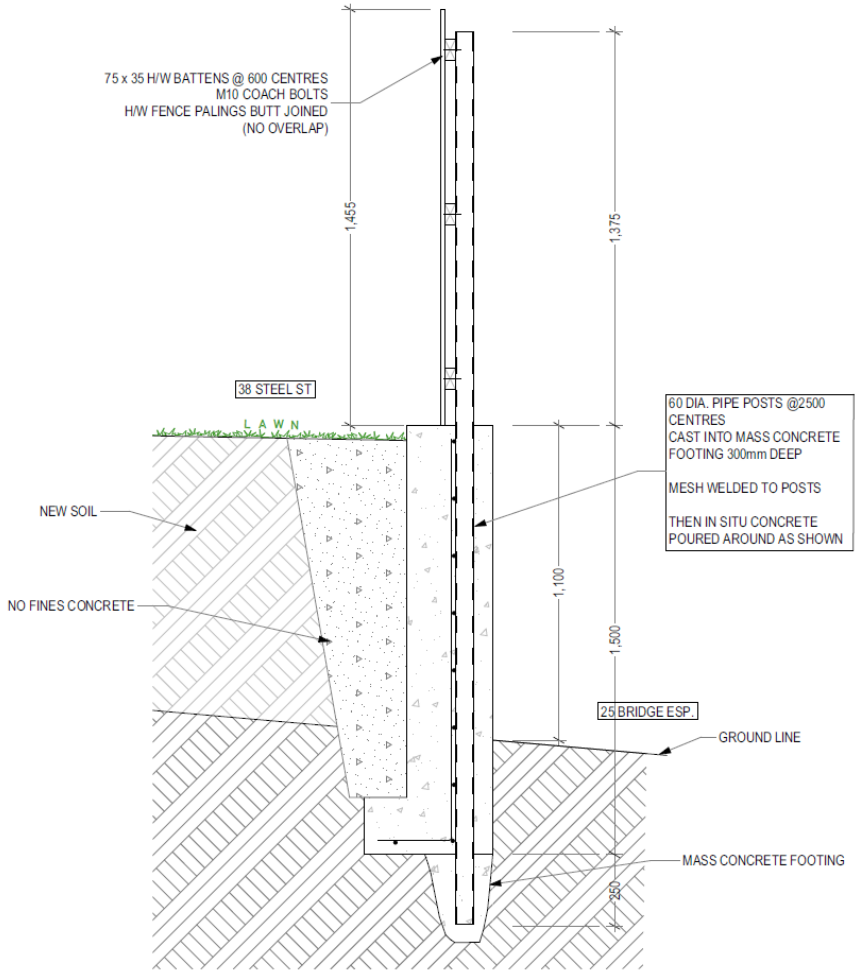
The Wall / Fence has been located on the property boundary. Good separation exists from the wall / fence to both of the closest dwellings.

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) an adjoining property; or

(ii) another dwelling on the same site.

There is clearly no reduction in sunlight to any solar energy installations resulting from the construction of wall / fence, either on owners' site or on any neighbouring sites.



TYPICAL SECTION AT STEEL POSTS- TOE IN
N.T.S.

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2. The inground location of the 150Ø Sewer main has been dimensioned from both the boundary and the existing footing line to centre line of existing sewer pipe on the supplied drawings for reference to Taswater. This information has been gathered via GIS. The sewer line was **not** jeopardised during the construction of the wall / fence.

3. The sewer main has been shown on the attached drawings **S101a AS-CONSTRUCTED SITE PLAN_01** and **S101b RETAINING WALL PLAN_03.**

Regards

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