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 / 00203
Applicant	Prime Design
Proposal	Residential - Construction of New Dwelling and Shed with Amenities
Location	26 Wrinklers Drive, Scamander (CT 188325/32)

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.

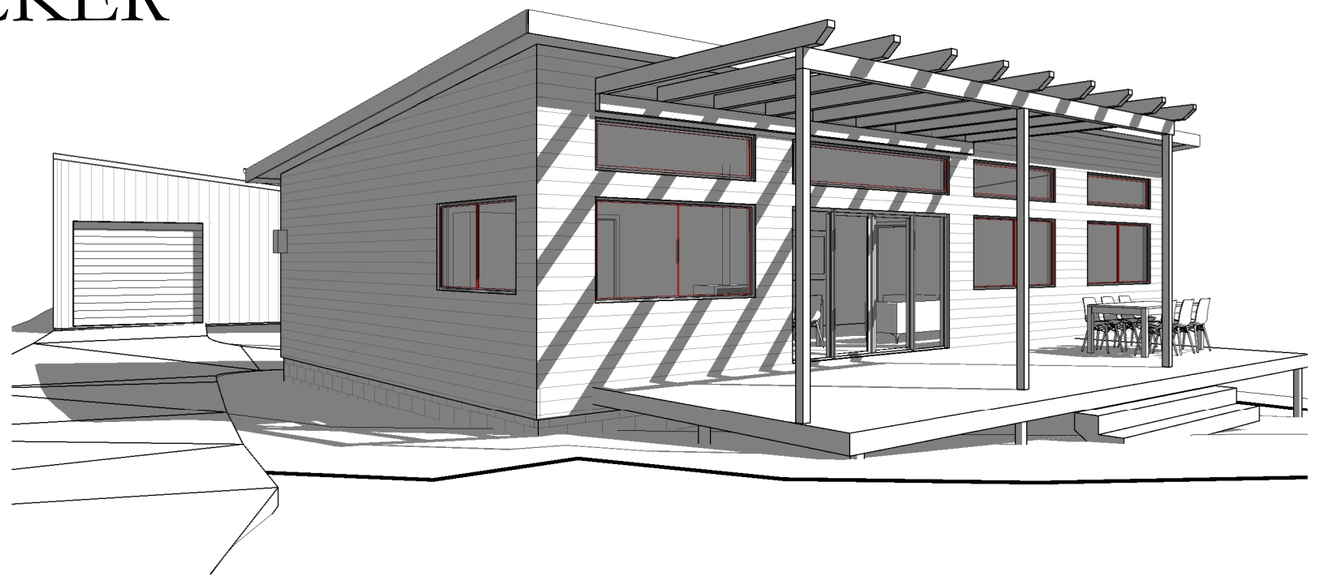
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 29th November 2025 **until 5pm Friday 12th December 2025.**

John Brown
GENERAL MANAGER

PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE, SCAMANDER

L.S. DE WIT & Y.M. JUNGBAECKER

PD25331



BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	SOIL & WATER MANAGEMENT PLAN
04	SITE OVERLAY PLAN
05	LOCALITY PLAN
06	FLOOR PLAN
07	DOOR AND WINDOW SCHEDULES
08	ELEVATIONS
09	ELEVATIONS
10	ROOF PLAN
11	PERSPECTIVES

SHED BUILDING DRAWINGS

No	DRAWING
S-01	FLOOR PLAN

FLOOR AREA	131.32	m2	(14.14	SQUARES)
DECK AREA	41.05	m2	(4.42	SQUARES)
PORCH AREA	1.63	m2	(0.18	SQUARES)
SHED FLOOR AREA	79.89	m2	(8.60	SQUARES)
TOTAL AREA	253.89		27.33	

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 32/188325
SITE AREA: 1136m²
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: HIGH
BAL RATING: 19
OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREAS, PRIORITY VEGETATION AREA, WATERWAY AND COASTAL PROTECTION AREA

Prime Design
your build, your way
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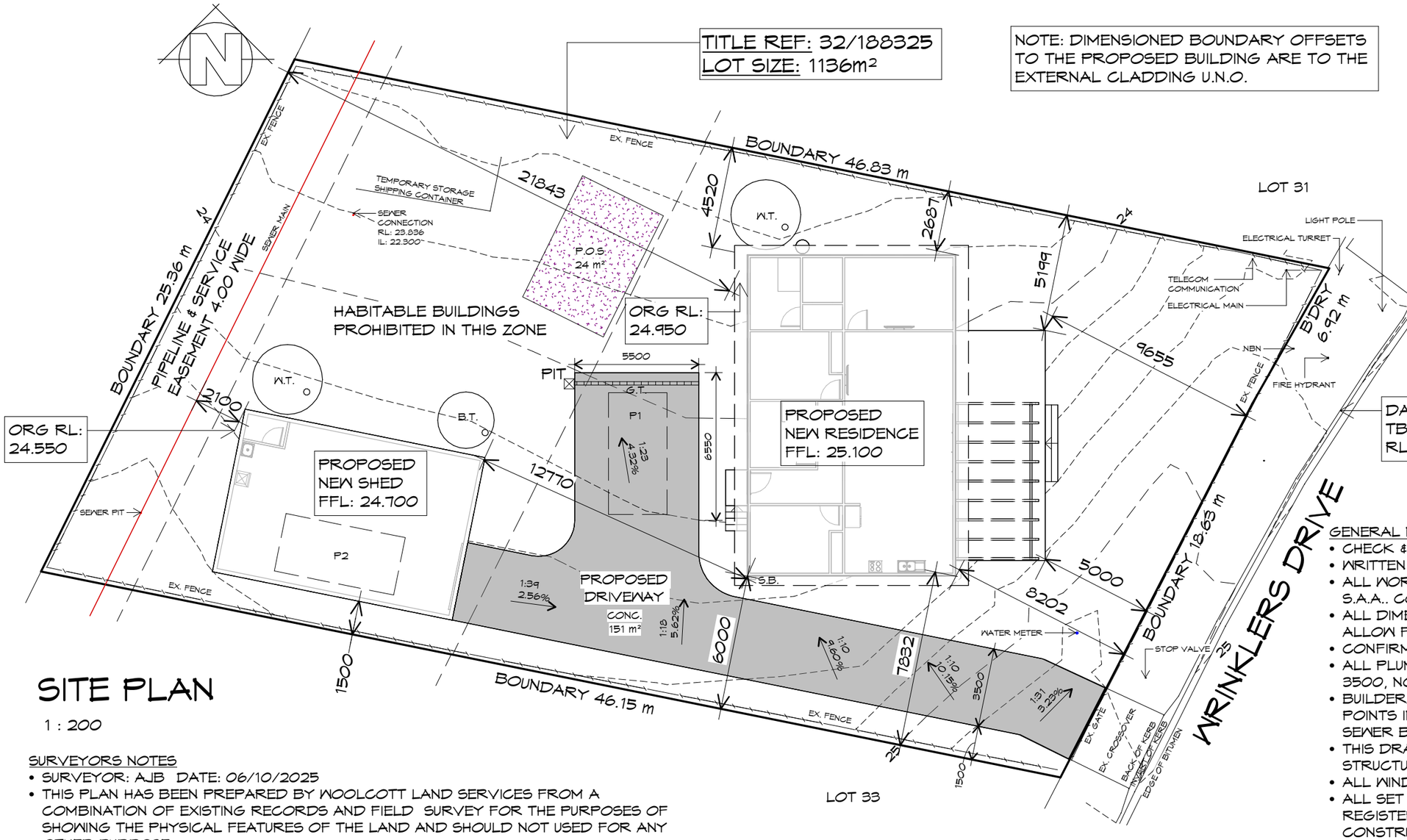
p(h)+ 03 6228 4575
info@ primedesigntas.com.au
primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV. DATE DESCRIPTION

NOVEMBER 2025

PLANNING



SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 19
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

COASTAL ENVIRONMENTS (C.E.)

ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1klm OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS.
ALL CONCRETE TO BE MIN 32MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUME 2 & THE ABCB HOUSING PROVISIONS REQUIREMENTS FOR COASTAL BUILDING.

GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SURVEYORS NOTES
- SURVEYOR: AJB DATE: 06/10/2025
- THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.
- TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
- SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
- WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.
- HORIZONTAL BEARING DATUM IS MGA 2020 PER SP188325.
- VERTICAL DATUM IS AHD'83 VIA TASPOS.
- CONTOUR INTERVAL IS 0.20m INDEX IS 1.0m.
- BOUNDARIES AND EASEMENTS ARE COMPILED FROM S.P.188325; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- CO-ORDINATES ARE PLANE AND BASED ON GDA2020 AT DS TOK PER SP188325.

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
BUILDING FOOTPRINT 212.72 /SITE AREA 1136 = 0.187
TOTAL SITE COVERAGE 19%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION

Client name: L.S. DE WIT & Y.M. JUNGBAECKER

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE, SCAMANDER

Drawing: SITE PLAN

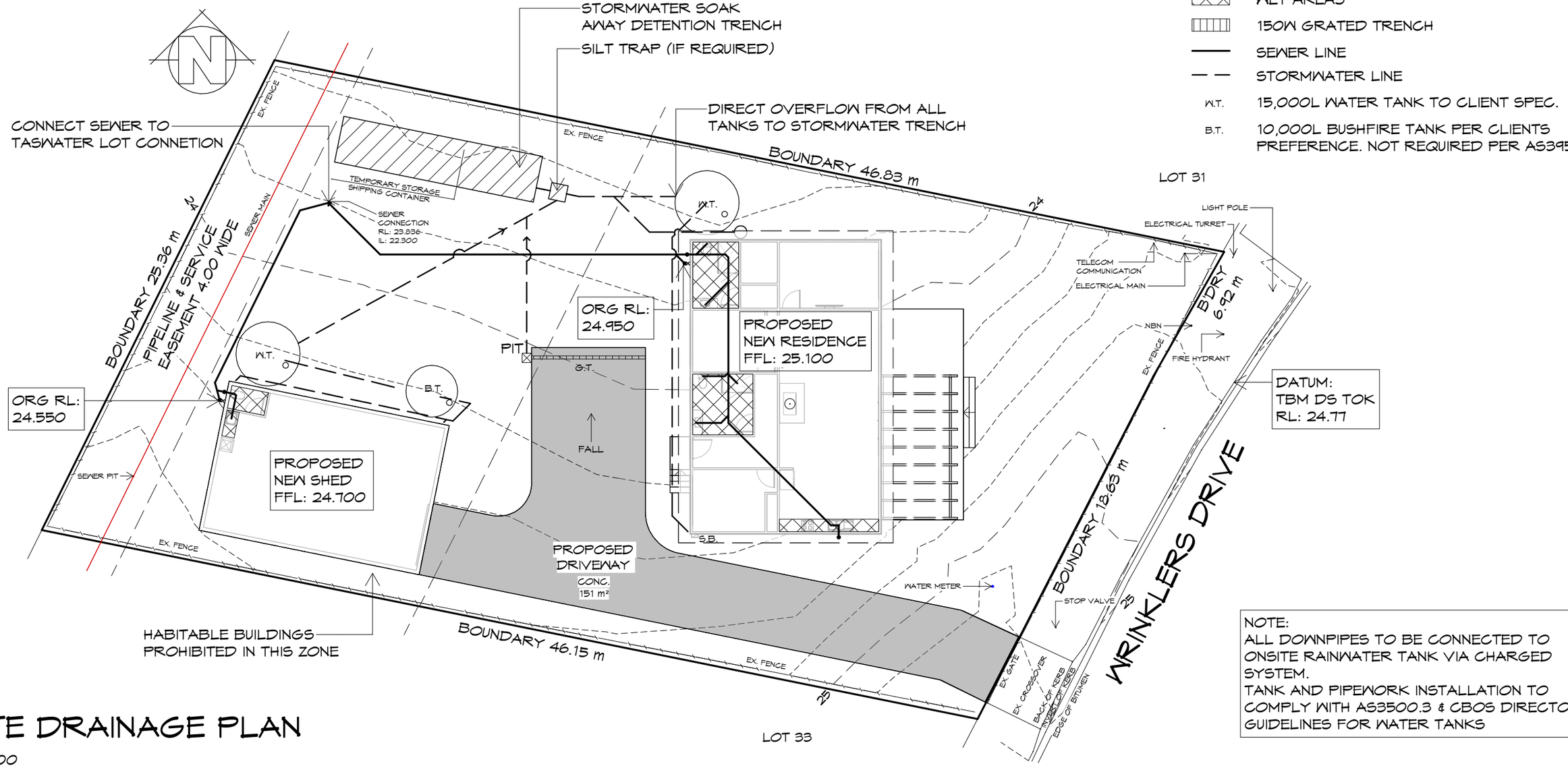
Date:	Drafted by:	Approved by:
10.11.2025	A.D.	Approver
Project/Drawing no:	Scale:	Revision:
PD25331 - 01	1 : 200	03

Accredited building practitioner: Frank Geskus -No CC246A

FOR ALL ONSITE STORMWATER MANAGEMENT ASSESSMENT & DESIGN DETIALS REFER TO REPORT BY GEOTON REFERENCE NO. GL25617Ab

LEGEND

- PIT — 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- 150W GRATED TRENCH
- SEWER LINE
- STORMWATER LINE
- W.T. — 15,000L WATER TANK TO CLIENT SPEC.
- B.T. — 10,000L BUSHFIRE TANK PER CLIENTS PREFERENCE. NOT REQUIRED PER AS3959



NOTE:
ALL DOWNPIPES TO BE CONNECTED TO ONSITE RAINWATER TANK VIA CHARGED SYSTEM.
TANK AND PIPEWORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR WATER TANKS

SITE DRAINAGE PLAN

1 : 200

SEWER AND WATER SERVICES
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV. DATE DESCRIPTION

Client name: L.S. DE WIT & Y.M. JUNGBAECKER

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

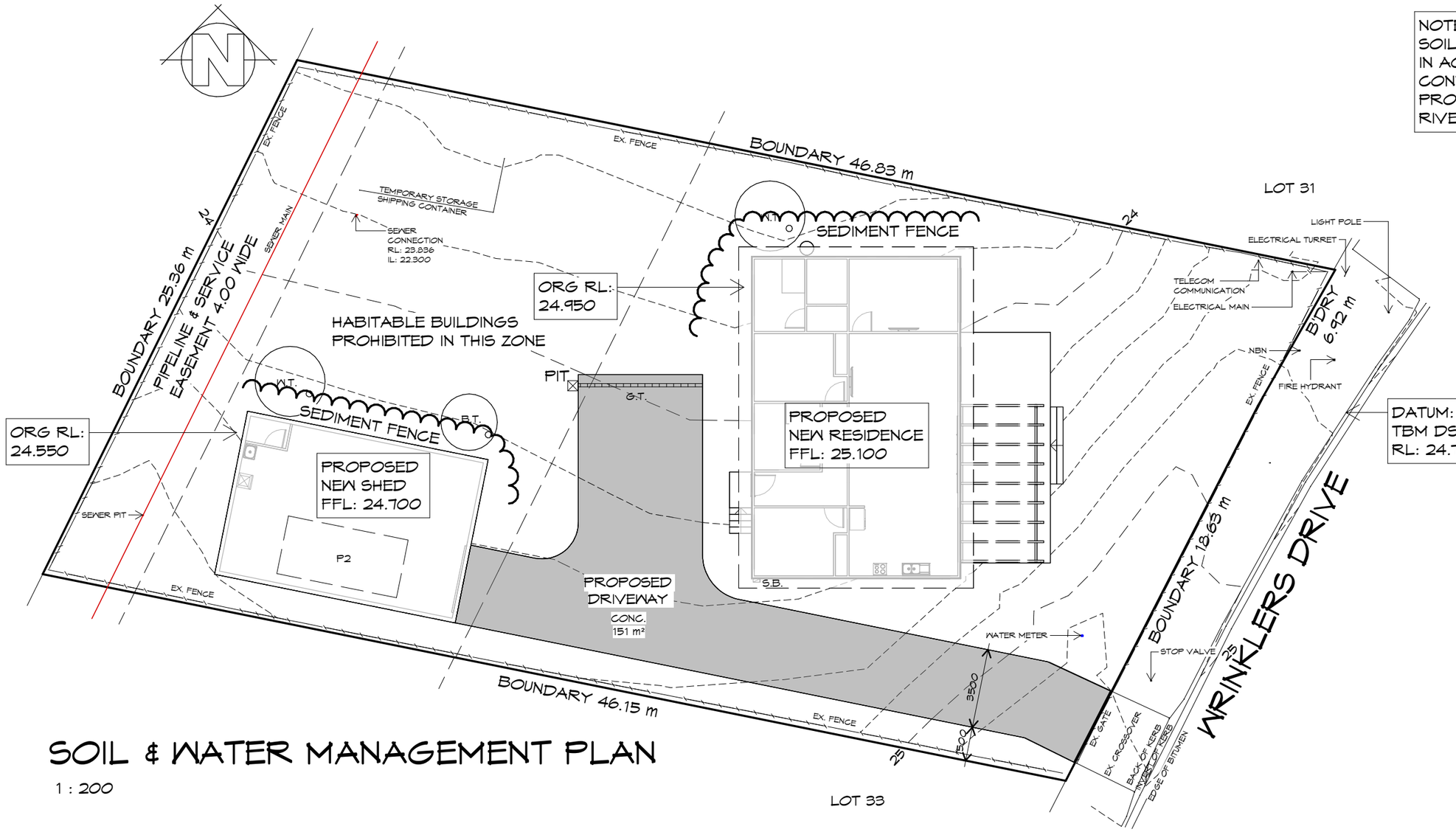
Project: PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE, SCAMANDER

Drawing: SITE DRAINAGE PLAN

Date:	Drafted by:	Approved by:
10.11.2025	A.D.	Approver
Project/Drawing no:	Scale:	Revision:
PD25331 - 02	As indicated	03

Accredited building practitioner: Frank Geskus -No CC246A

NOTE:
SOIL AND WATER MANAGEMENT CONTROLS TO BE IN ACCORDANCE WITH EROISION AND SEDIMENT CONTROL DOCUMENT BY DERWENT ESTUARY PROGRAM & THE TAMAR ESTUARY AND ESK RIVERS PROGRAM



SOIL & WATER MANAGEMENT PLAN

1 : 200

NOTES:

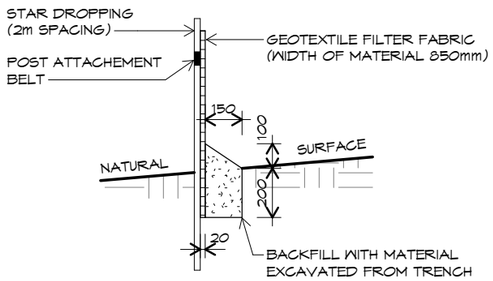
SEDIMENT & EROSION CONTROL MEASURES SUFFICIENT TO PREVENT SEDIMENT FROM LEAVING THE SITE MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO SITE

NOTES:

1. ALL EROSION & SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY & MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURE TO BE INSTALL PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE WATER CONNECTION AS SOON AS PRACTICALE AFTER THE ROOF IS LAID

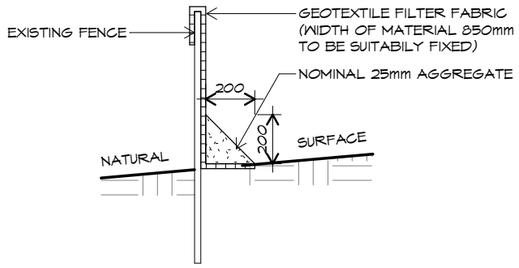
NOTES:

1. DIVERSION DRAINS ARE TO BE CONNECTED TO LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM)
2. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS



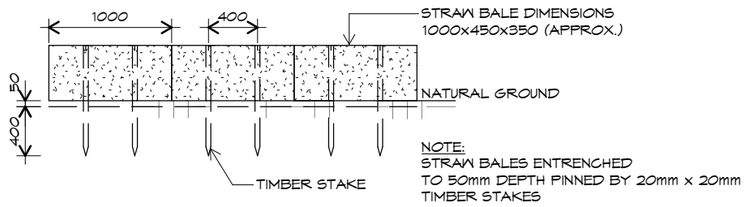
SILT STOP TYPE 1

TEMPORARY FENCE



SILT STOP TYPE 2

EXISTING FENCE



STRAW BALE SEDIMENT TRAP SECTION DETAILS

NTS

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION

Client name:
L.S. DE WIT & Y.M. JUNGBAECKER

PLANNING

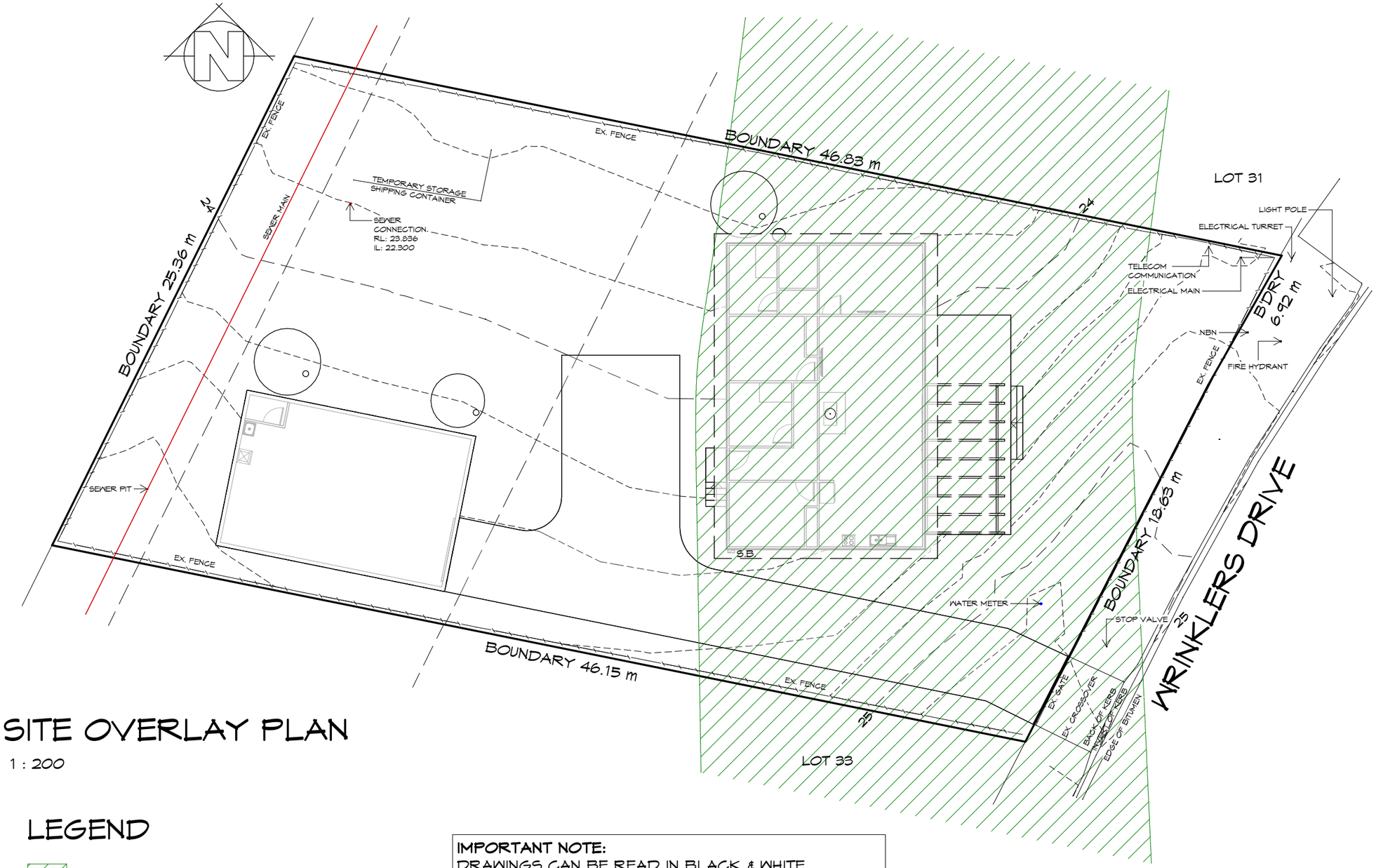
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE,
SCAMANDER

Drawing:
SOIL & WATER MANAGEMENT PLAN

Date:	Drafted by:	Approved by:
10.11.2025	A.D.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25331 - 03	As indicated	03

Accredited building practitioner: Frank Geskus -No CC246A



SITE OVERLAY PLAN

1 : 200

LEGEND

WATERWAY AND COASTAL PROTECTION

IMPORTANT NOTE:
DRAWINGS CAN BE READ IN BLACK & WHITE. HOWEVER ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY. A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.

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Client name: L.S. DE WIT & Y.M. JUNGBAECKER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE, SCAMANDER

Drawing: SITE OVERLAY PLAN

Date:	Drafted by:	Approved by:
10.11.2025	A.D.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25331 - 04	As indicated	03

Accredited building practitioner: Frank Geskus -No CC246A

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE **IS NOT** OVER **100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO SUBDIVISION BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - 19
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

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PLANNING

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Project:
PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE,
SCAMANDER

Drawing:
LOCALITY PLAN

Date:	Drafted by:	Approved by:
10.11.2025	A.D.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25331 - 05	1 : 2000	03

Accredited building practitioner: Frank Geskus -No CC246A

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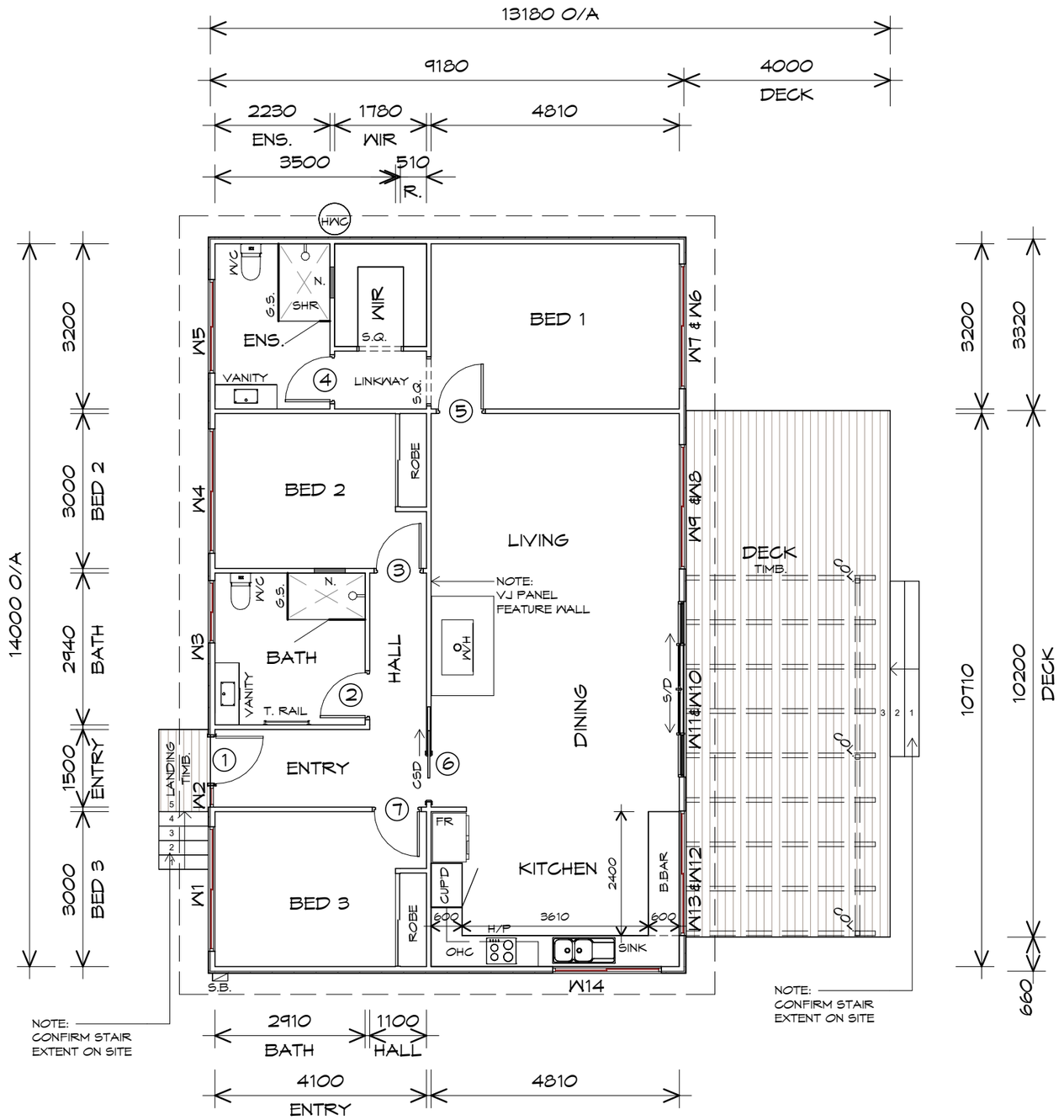

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- OHC OVERHEAD CUPBOARDS
- HWC HOT WATER CYLINDER
- N. 600x300 SHR NICHE
- S.Q. SQUARE STOP

FLOOR PLAN

1 : 100

FLOOR AREA	131.32	m2	(14.14	SQUARES)
DECK AREA	41.05	m2	(4.42	SQUARES)
PORCH AREA	1.63	m2	(0.18	SQUARES)
SHED FLOOR AREA	79.89	m2	(8.60	SQUARES)
TOTAL AREA	253.89		27.33	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE,
SCAMANDER

Drawing:
FLOOR PLAN

Date:	Drafted by:	Approved by:
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Project/Drawing no:	Scale:	Revision:
PD25331 - 06	1 : 100	03

Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	ENTRY DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	920	CAVITY SLIDING DOOR	
7	870	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1200	2410	SLIDING WINDOW	
W2	2150	410	FIXED WINDOW	
W3	900	1210	SLIDING WINDOW	OPQAUE
W4	1200	2410	SLIDING WINDOW	
W5	1000	1810	SLIDING WINDOW	OPAQUE
W6	1200	2410	SLIDING WINDOW	
W7	600	2410	FIXED WINDOW	
W8	1200	2410	SLIDING WINDOW	
W9	600	2410	FIXED WINDOW	
W10	2100	3400	DOUBLE SLIDING DOOR	
W11	600	3400	FIXED WINDOW	
W12	1200	2410	SLIDING WINDOW	
W13	600	2410	FIXED WINDOW	
W14	1100	2110	SLIDING WINDOW	1000 SILL HEIGHT

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **BAL-19** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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REV. DATE DESCRIPTION

Client name:
L.S. DE WIT & Y.M. JUNGBAECKER

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE,
SCAMANDER

Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
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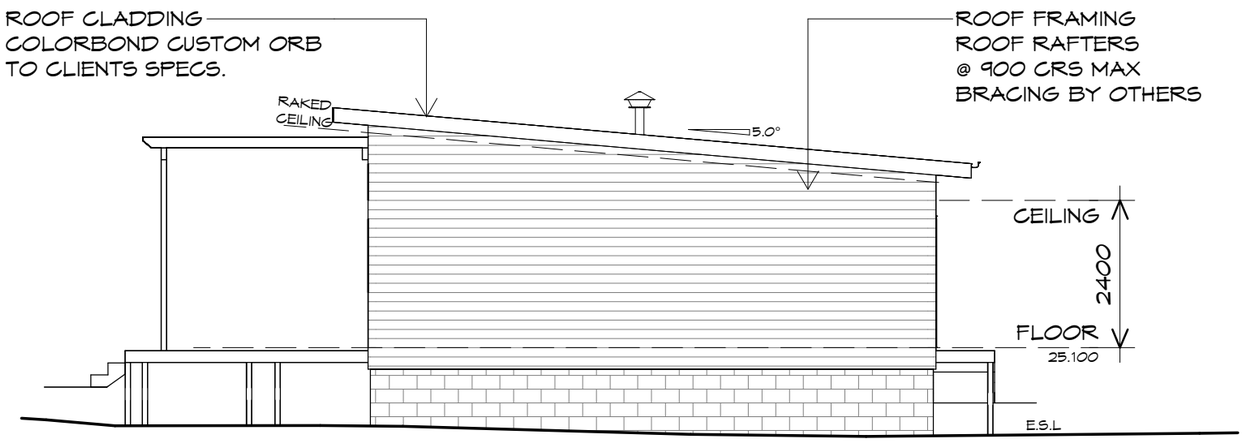
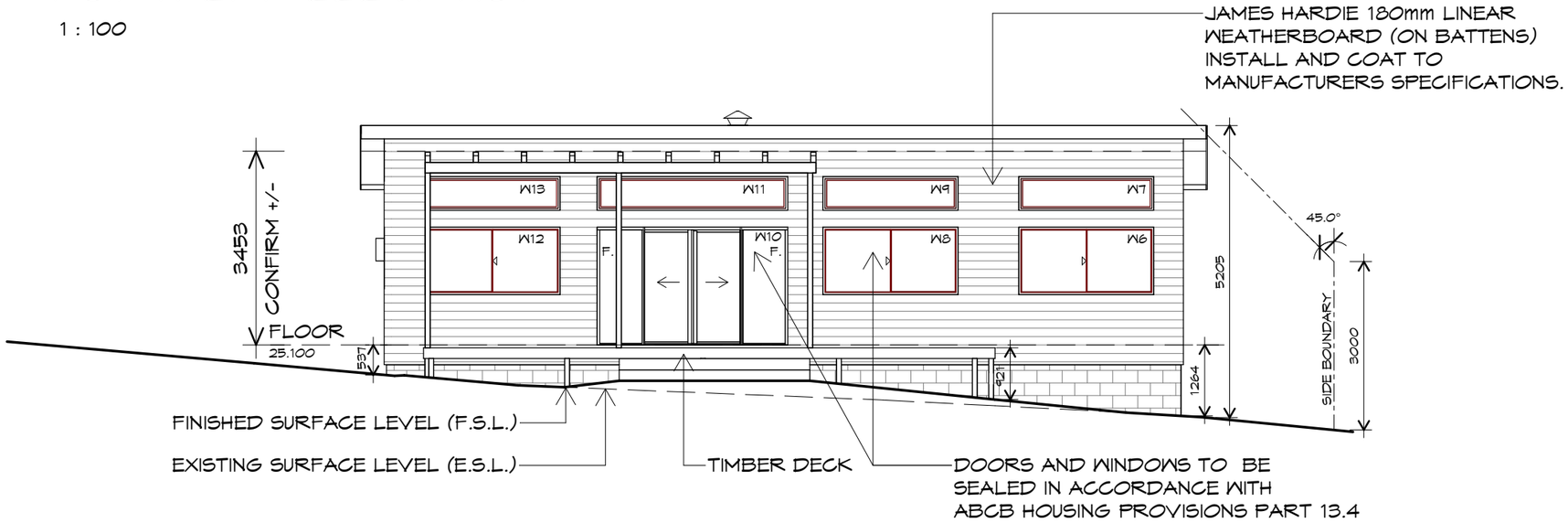
Project/Drawing no:	**Scale:**	**Revision:**
PD25331 - 07		03

Accredited building practitioner: Frank Geskus -No CC246A



NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

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SCAMANDER

Drawing:
ELEVATIONS

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Project/Drawing no:	**Scale:**	**Revision:**
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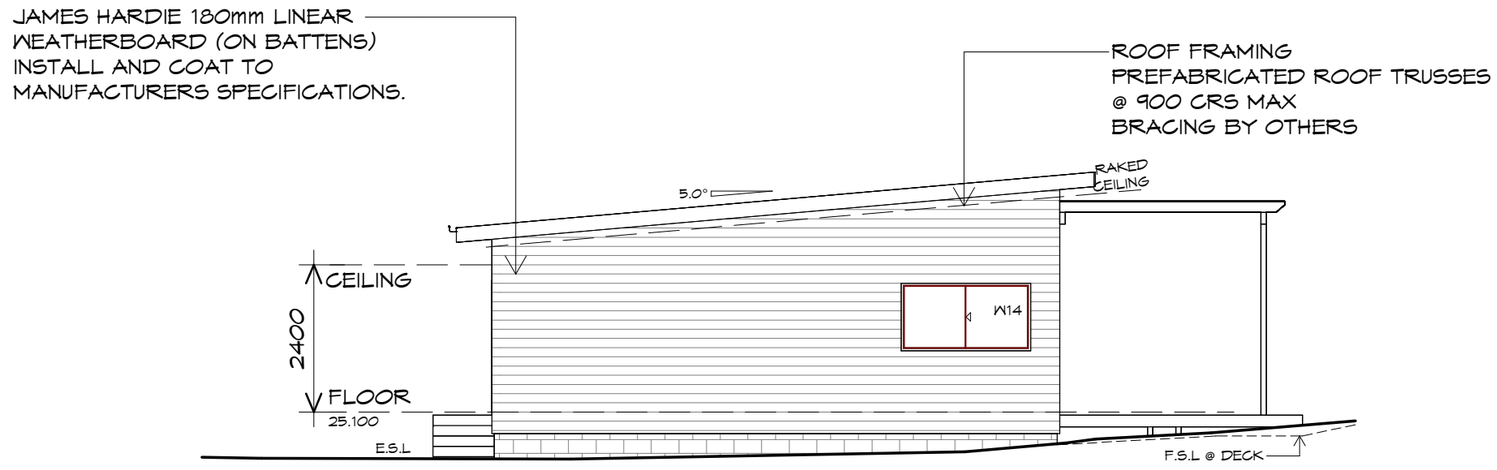
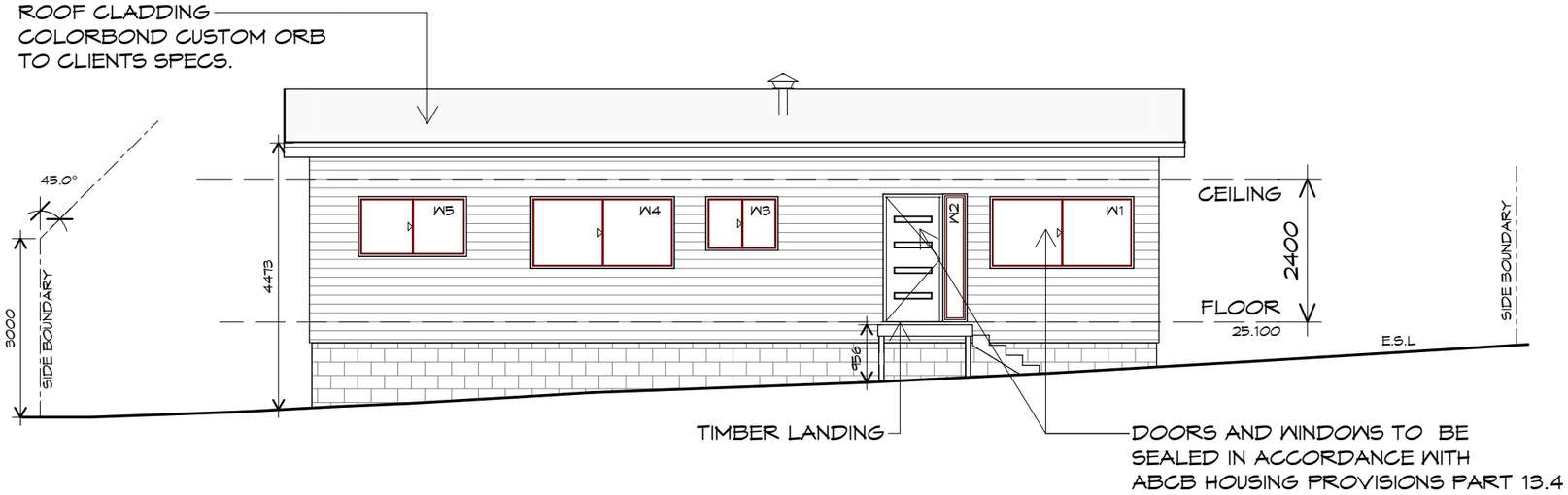


SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

Prime Design

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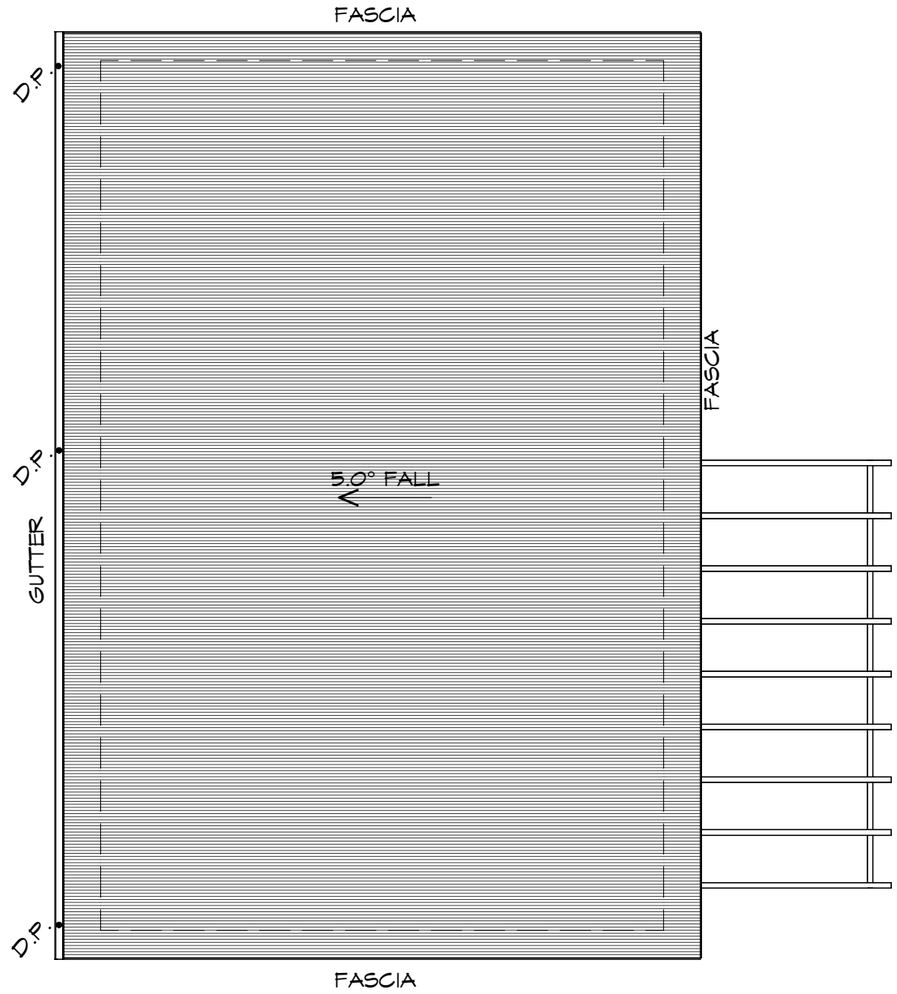
Project:
PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE,
SCAMANDER

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
10.11.2025	A.D.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25331 - 09	1 : 100	03

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

Prime Design
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H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV. DATE DESCRIPTION

Client name:
L.S. DE WIT & Y.M. JUNGBAECKER

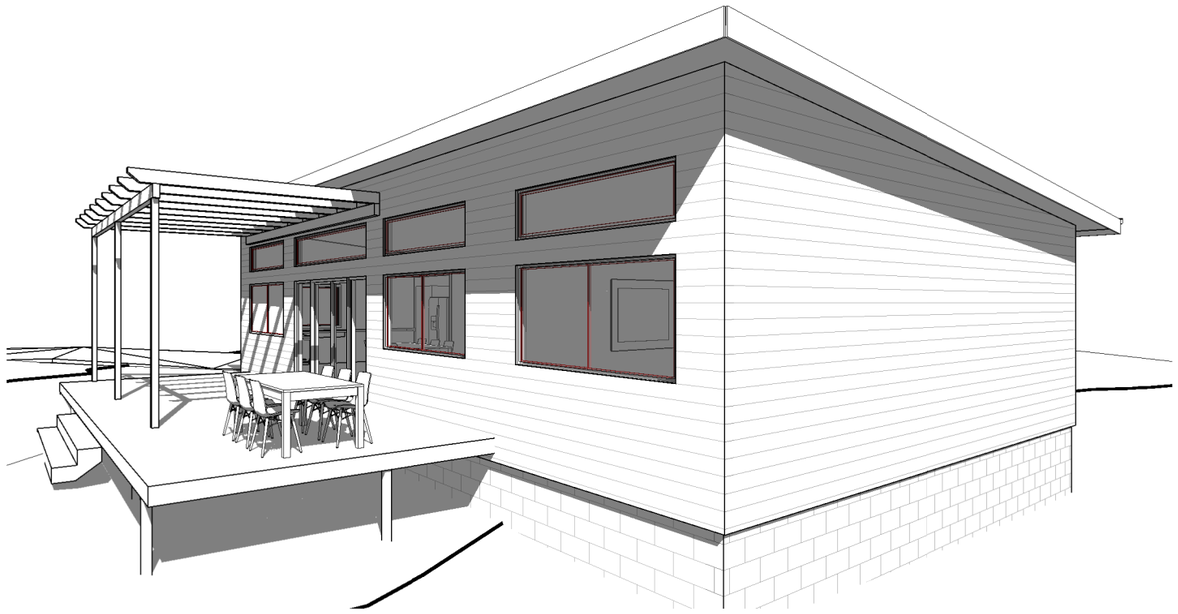
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

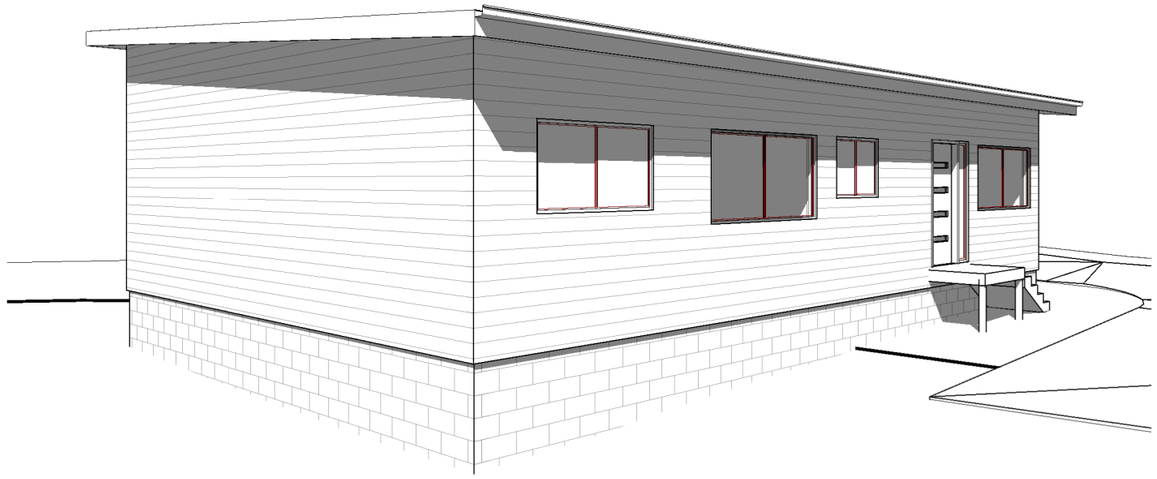
Project:
PROPOSED NEW RESIDENCE & SHED
LOT 32, 26 WRINKLERS DRIVE,
SCAMANDER

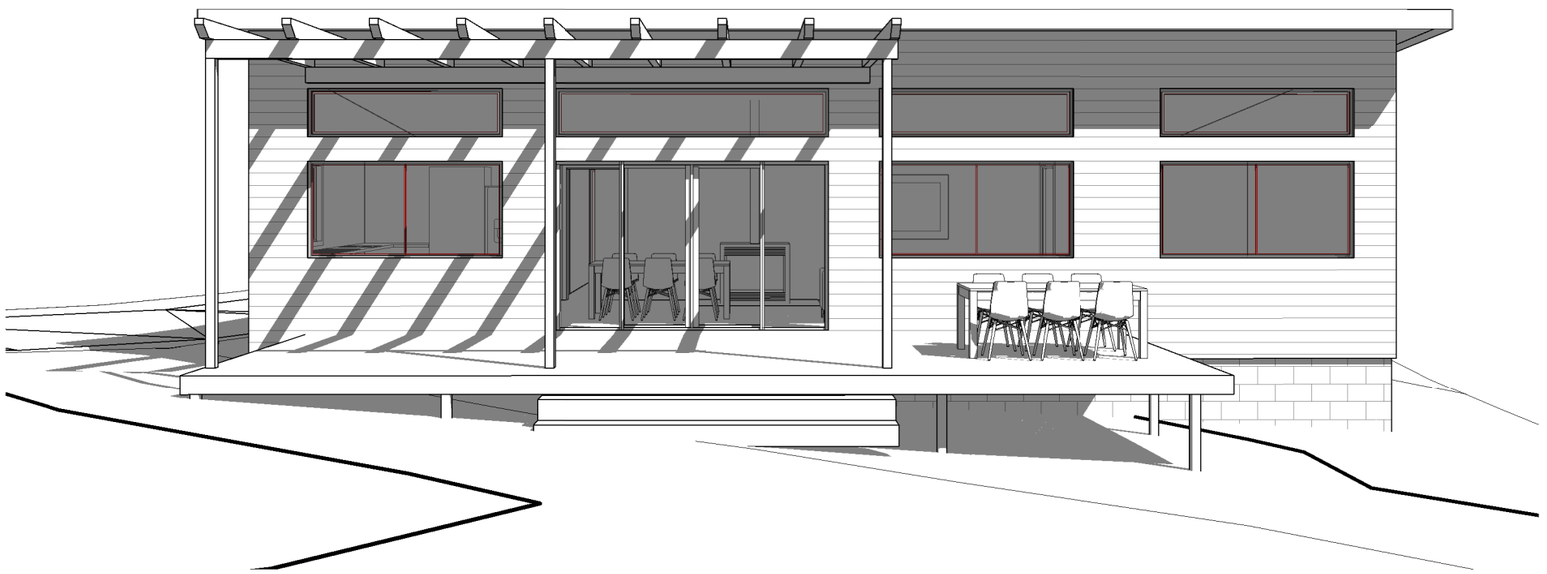
Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
10.11.2025	A.D.	Approver
Project/Drawing no:	Scale:	Revision:
PD25331 - 10	1 : 100	03

Accredited building practitioner: Frank Geskus -No CC246A







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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
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LOT 32, 26 WRINKLERS DRIVE,
SCAMANDER

Drawing:
PERSPECTIVES

Date:	Drafted by:	Approved by:
10.11.2025	A.D.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25331 - 11		03

Accredited building practitioner: Frank Geskus -No CC246A

GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:
*Provision of Soils Report for the site and in the building area on which the building is to be erected
*Site Plan and Drainage Plans
*Any other plans not covered by these engineering plans requested by the local Council or the authority

BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

TEMPORARY SUPPORT, LIFTING AND SHORING

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

SLAB AND/OR PIER DETAILS - GENERAL

* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the bottom of the slab.

* Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing.Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.* Where columns or end wall mullions have been removed, piers are not required.
* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.
* Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing capacity of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 10 building.
* The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
* A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
* Site conditions different to those specified require a modified design.
* Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
* Designs are in accordance with AS 3600:2018
* All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.
* Concrete should be cured for 7 days before commencing construction of the building.

Concrete Slab

For Class A, S or M Sites

* Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

* Concrete piers under Roller Doors Jambs to be a minimum size as below:
C15015 - 300mm dia x 375mm deep, centered to the C Section
Where heavy traffic is to go through the roller doors, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 72 mesh, 50mm from the base in all thickenings.

For Class H1 or H2 Sites

* Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.

* Perimeter beams 400mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
* Internal beams 400mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 6.2m.
* Concrete piers under Roller Doors Jambs to be a minimum size as below:
C15015 - 300mm dia x 500mm deep, centered to the C Section

Concrete Piers Only

For Class A, S or M Sites

* Concrete piers under Roller Door Jambs to be a minimum size as below:
C15015 - 300mm dia x 750mm deep, centered to the C Section

For Class H1 or H2 Sites

* Concrete piers under Roller Door Jambs to be a minimum size as below:
C15015 - 300mm dia x 1000mm deep, centered to the C Section

BRACING NOTES

* Refer to Connection Details.
* Knee bracing clearance from FFL is X = Main Building: 2.186m (Left Side), 2.852m (Right Side) .
* All Cross Bracing is achieved with 1.2mm Strap G450.
* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
  - C150 - maximum 1800mm spacing
  - C200, C250 - maximum 2200mm spacing
  - C300 - maximum 2800mm spacing
  - C350 - maximum 2800mm spacing
  - C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.
* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

BOLTS

* Unless otherwise nominated, all bolts are grade 4.6
* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

Roller Doors

All comments regarding roller doors are based from inside the building looking out.

OTHER MATERIALS NOTES

* All Sheeting, Flashing and framing screws are Climaseal 4.
* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

Revision	Date	Initial

Purchaser Name: Laurens Dewit

Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia

Drawing # SLAN214018 - 2

Print Date: 17/08/2021

General Notes

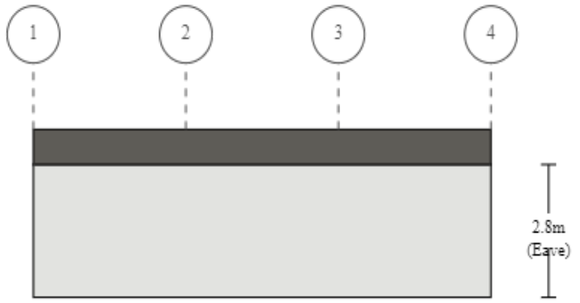
Seller: Sheds n Homes Launceston
Name: Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

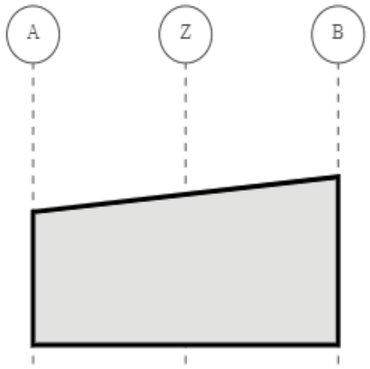
Signature:

John Ronaldson

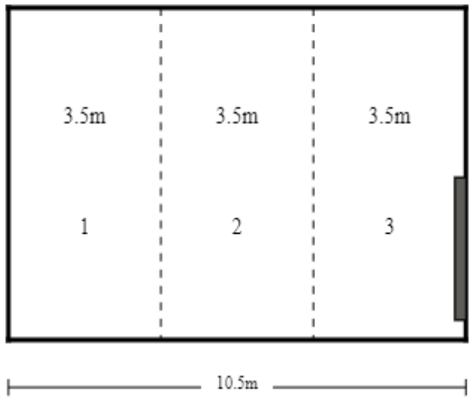
Date: 17/08/21

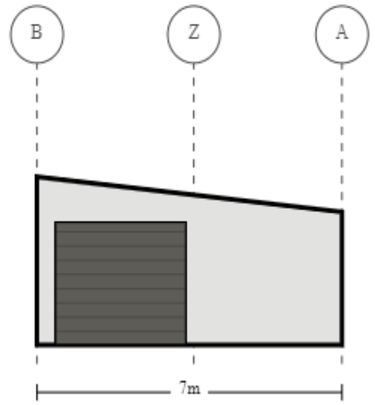


Left Side

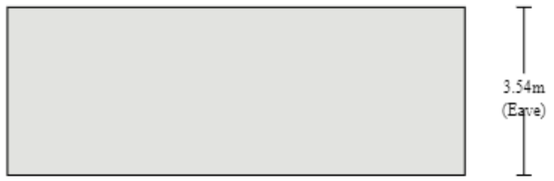


Left End





Right End



Right Side

Purchaser Name: Laurens Dewit		**Layout** Not to Scale © Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Alteco Pty Ltd Phone: 0437120410 Fax Email: ian.thomson@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature: J Ronaldson John Ronaldson Date: 17/08/21
Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia				
Drawing # SLAN214018 - 3	Print Date: 17/08/21			

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Building Dimensions

Categories	Span	Length	Pitch	Height	Grid(s)	Portal(s)
Main Building	7	10.5	6	2.8	A - B	1 - 4

Portal Frame Elements

Grid / Portal Number		1	2	3	4
Columns	A	C15012	C15019	C15019	C15012
	B	C15012	C15019	C15019	C15012
Rafters	A - B	C15012	C15012	C15012	C15012
End Wall Mullions	Z	C15015	-	-	C15015
Knee Braces	A - B		C15012 @ 1.1m	C15012 @ 1.1m	
	B - A		C15012 @ 1.1m	C15012 @ 1.1m	

Bay Section Elements

Grid / Bay Number		1	2	3	Maximum
Bay Widths		3.5	3.5	3.5	
Roof Purlins (refer to Purlin And Girt Plan)		TH64	TH64	TH64	
Roof Purlin Spacing (End)	A - B	0.874	0.874	0.874	0.900
Roof Purlin Spacing (Internal Spans)	A - B	0.874	0.874	0.874	1.200
Eave Purlin	A	C10010	C10010	C10010	
Eave Girt	B	TH64100	TH64100	TH64100	
Side Girts (refer to Purlin And Girt Plan)		TH64	TH64	TH64	
Side Girts Spacing (End)	A	1.285	1.285	1.285	1.700
	B	1.653	1.653	1.653	1.700
Side Girts Spacing (Internal)	A	1.285	1.285	1.285	1.700
	B	1.653	1.653	1.653	1.700

End Bay Section Elements

Grid / Portal Number		1	4	Maximum
End Girts (refer to Purlin And Girt Plan)		TH64	TH64	
End Girts Spacing (End)	A - Z	1.285	1.285	1.700
	Z - B	1.285	1.285	1.700
End Girts Spacing (Internal)	A - Z	1.285	1.285	1.700
	Z - B	1.285	1.285	1.700
Roller Door Header	Z - B	-	HEADER1	
Roller Door Jambs	Z - B	-	C15015	

Cladding Elements

Category	Colour	Product
Roof Sheeting	WoodlandGrey	CORODEK® 0.42 BMT (0.47TCT)
Roof Flashings	COLORBOND® steel	BlueScope 0.55 BMT
Wall Sheeting	Surfmist	CORODEK® 0.42 BMT (0.47TCT)
Wall Flashing	COLORBOND® steel	BlueScope 0.55 BMT

Pier Sizes

			Depth (m) - when NO Slab		Depth (m) - with Slab	
Adhesion (kPa)	Soil Description	Diameter (m)	BP1	BP2	BP1	BP2
0	Sandy Soil	0.3	0.8	1.2	0.45	0.45
		0.45	0.6	0.9	0.45	0.45
		0.6	0.6	0.6	0.45	0.45
25	Soft to Firm Clay	0.3	0.6	0.8	0.45	0.45
		0.45	0.6	0.8	0.45	0.45

Revision	Date	Initial

Purchaser Name: Laurens Dewit

Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia

Drawing # SLAN214018 - 4

Print Date: 17/08/2021

Specification Sheet

Seller: Sheds n Homes Launceston
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Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 17/08/21

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Pier Sizes (Continue)

			Depth (m) - when NO Slab		Depth (m) - with Slab	
Adhesion (kPa)	Soil Description	Diameter (m)	BP1	BP2	BP1	BP2
		0.6	0.6	0.6	0.45	0.45
50	Stiff to Very Stiff Clay	0.3	0.6	0.7	0.45	0.45
		0.45	0.6	0.7	0.45	0.45
		0.6	0.6	0.6	0.45	0.45

Revision	Date	Initial

Purchaser Name: Laurens Dewit

Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia

Drawing # SLAN214018 - 4

Print Date: 17/08/2021

Specification Sheet

PAGINATION

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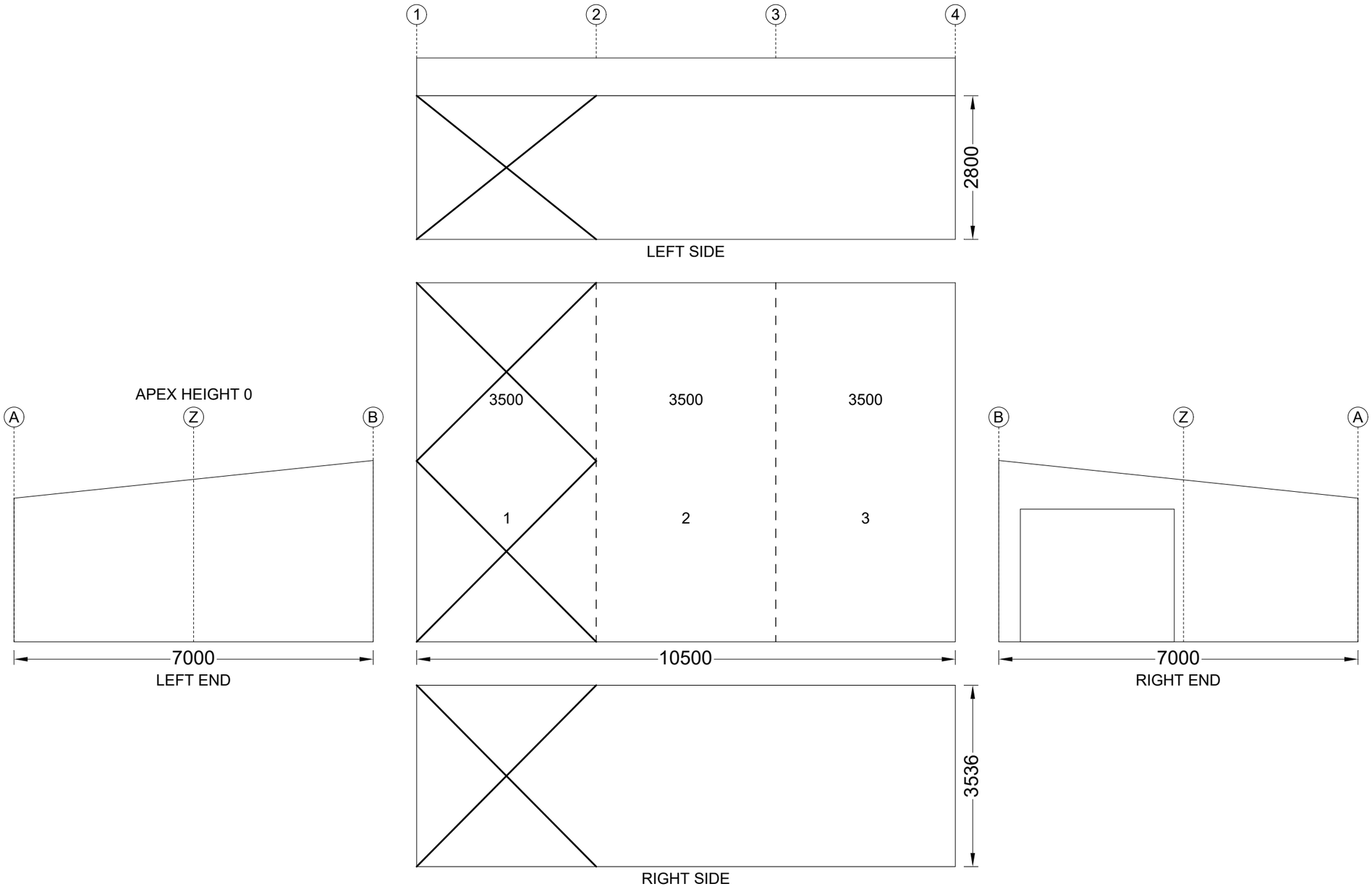
Signature:

John Ronaldson

Date: 17/08/21

Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.
Cross bracing in the roof is to the purlin nearest to the end wall mullions, where applicable.



Revision	Date	Initial

Purchaser Name: Laurens Dewit

Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia

Drawing # SLAN214018 - 5

Print Date: 17/08/2021

Bracing

NOT TO SCALE

Page 1 of 1

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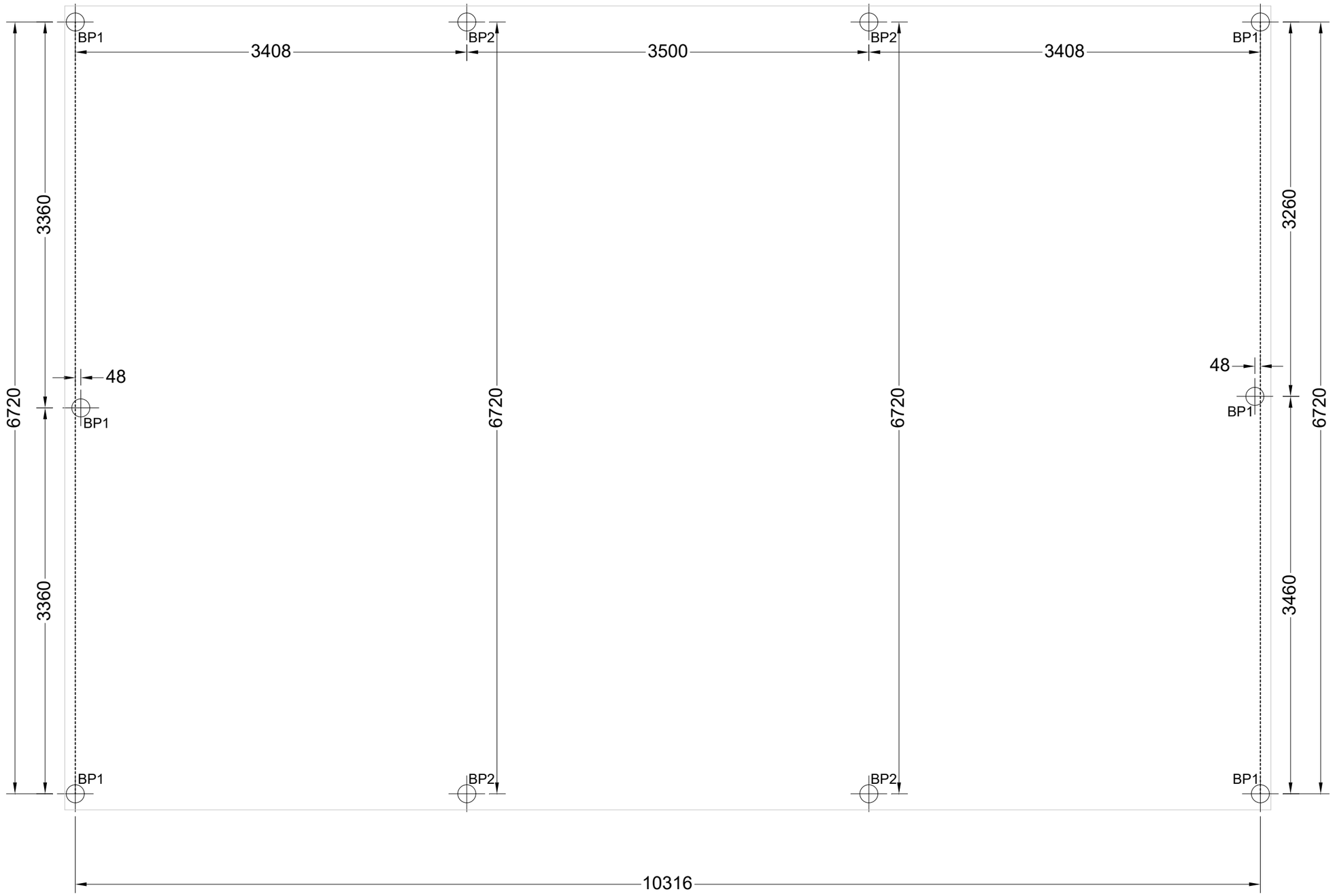
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 17/08/21

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.



Revision	Date	Initial

Purchaser Name: Laurens Dewit

Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia

Drawing # SLAN214018 - 6

Print Date: 17/08/2021

Concrete Piers

PIER MEASUREMENT ONLY

NOT TO SCALE

Page 1 of 1

Seller: Sheds n Homes Launceston
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Signature:

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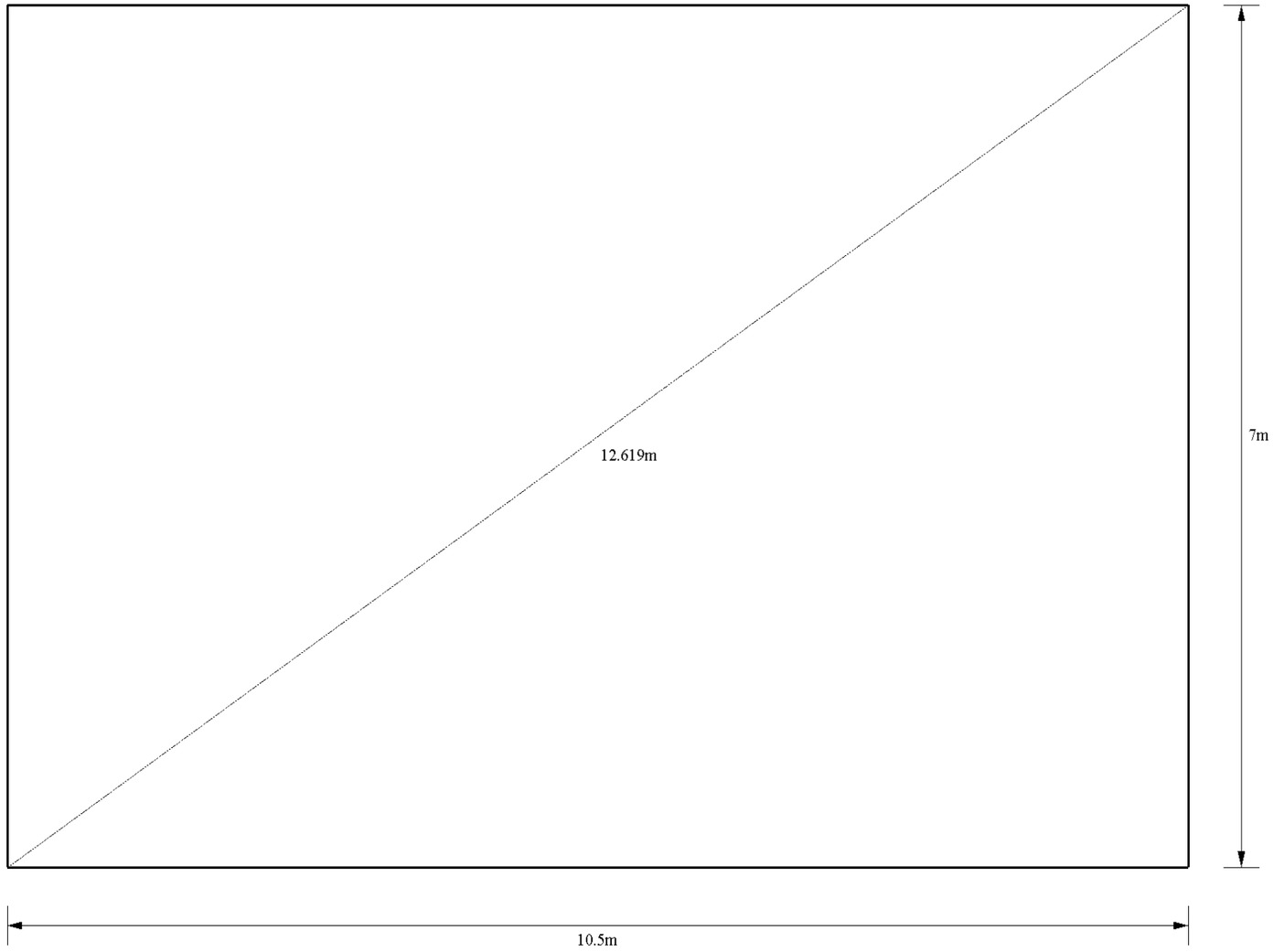
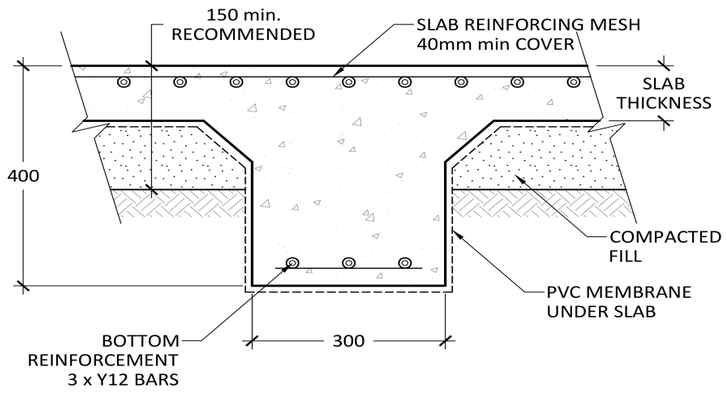
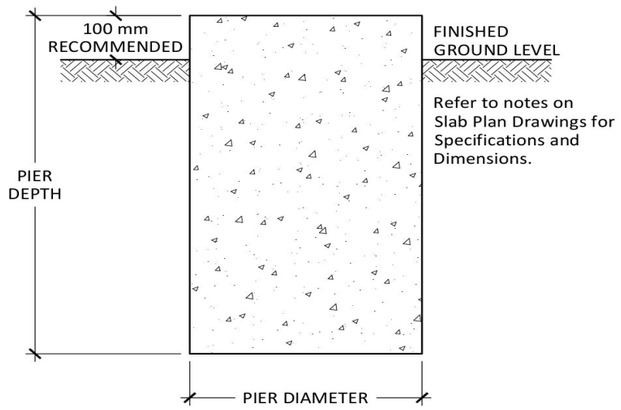


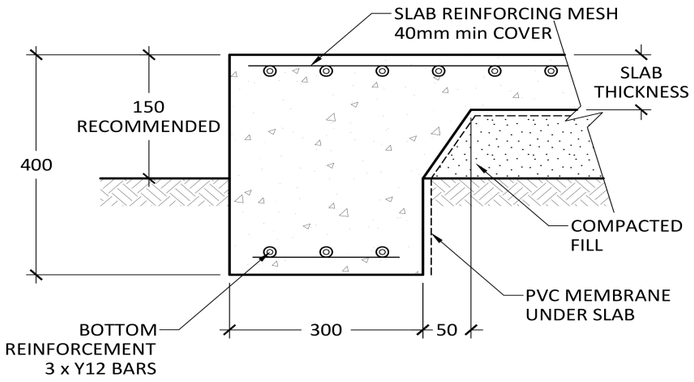
Purchaser Name: Laurens Dewit	**Slab Dimensions** **Also refer to Concrete Piers Plan** Not to Scale © Copyright SteelxIP Pty Ltd	Seller: Sheds n Homes Launceston Alteco Pty Ltd Phone: 0437120410 Fax: Email: ian.thomson@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers
Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia			Signature: J Ronaldson John Ronaldson Date: 17/08/21
Drawing # SLAN214018 - 7 / Print Date: 17/08/21			



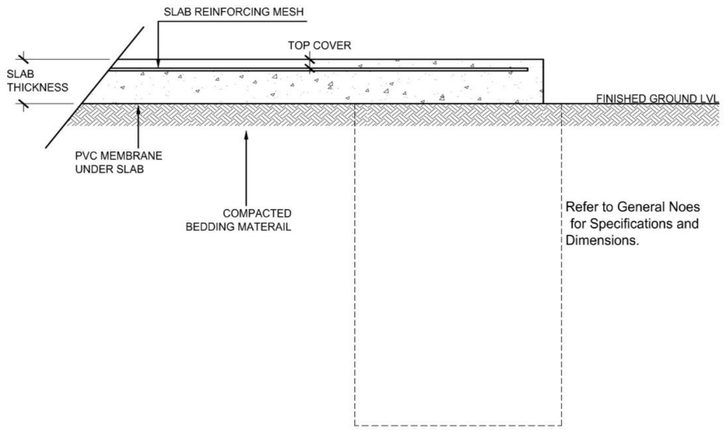
INTERNAL BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



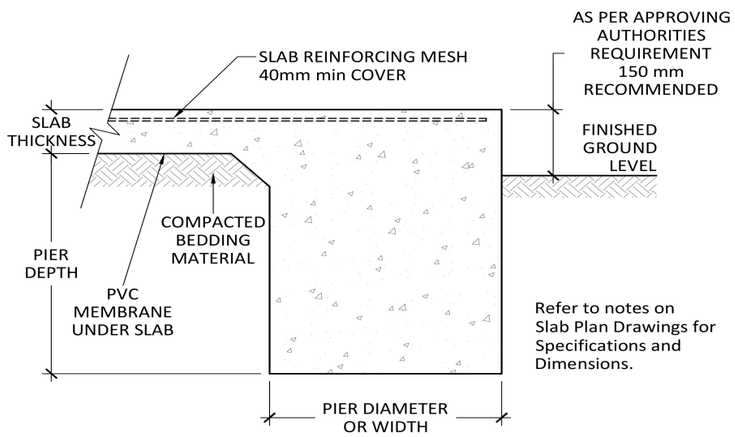
BORED PIER



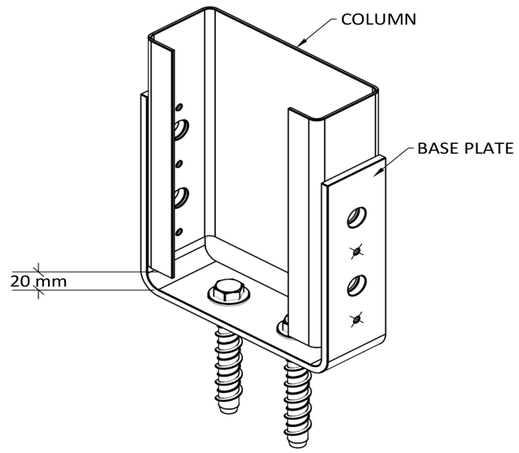
PERIMETER BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



SLAB DETAIL BETWEEN PIERS
(Class A , S & M)



SLAB AND PIER DETAIL



FIXING BOLTS - 2 of M12 x 100 SCREWBOLT
○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 4 of 12.24 x 38 Series 500

C150 COLUMN FIXING

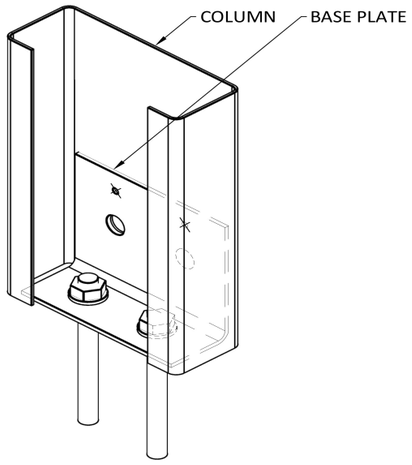
Purchaser Name: Laurens Dewit			
Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia			
Drawing # SLAN214018 - 8	Print Date: 17/08/21	**Connection Details** Not to Scale Page 1 of 5 	Seller: Sheds n Homes Launceston Alteco Pty Ltd Phone: 0437120410 Fax: Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

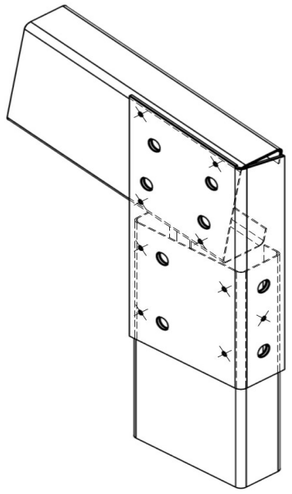
John Ronaldson

Date: 17/08/21



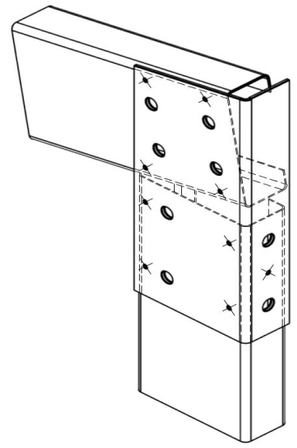
FIXING BOLTS - 2 of M12 x 80 TRUEBOLT
○ FIXING BOLTS - 2 of M12 x 30
× FIXING SCREWS - 2 of 14.20 x 22

C150 MULLION BASE PLATE



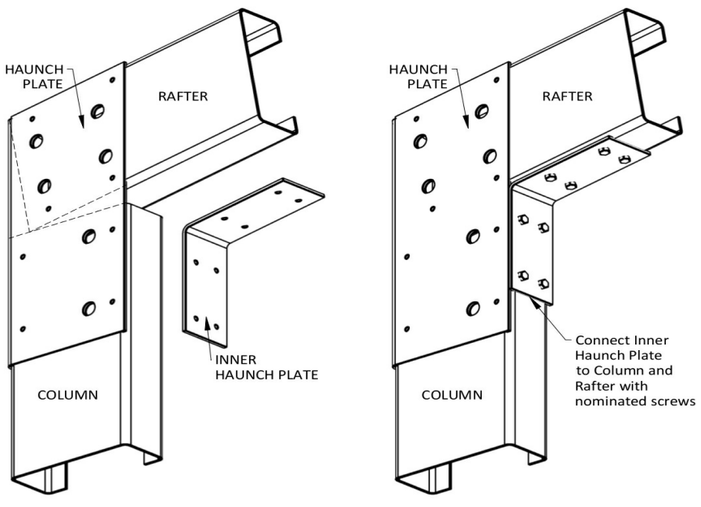
○ FIXING BOLTS - 8 of M12 x 30
× FIXING SCREWS - 9 of 14.20 x 22

HAUNCH BRACKET - C150, 6°



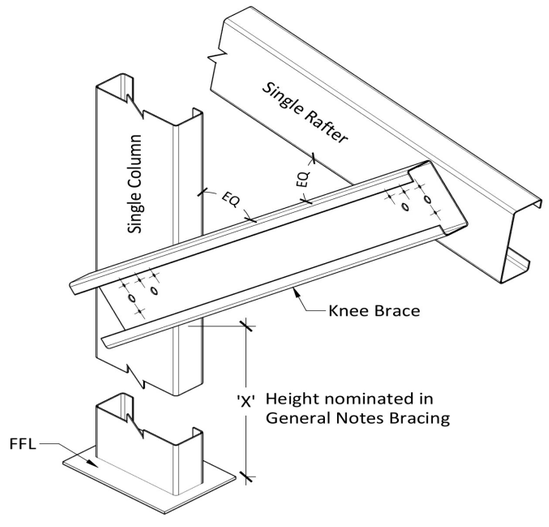
○ FIXING BOLTS - 8 of M12 x 30
× FIXING SCREWS - 9 of 14.20 x 22

HAUNCH BRACKET - C150, 6°



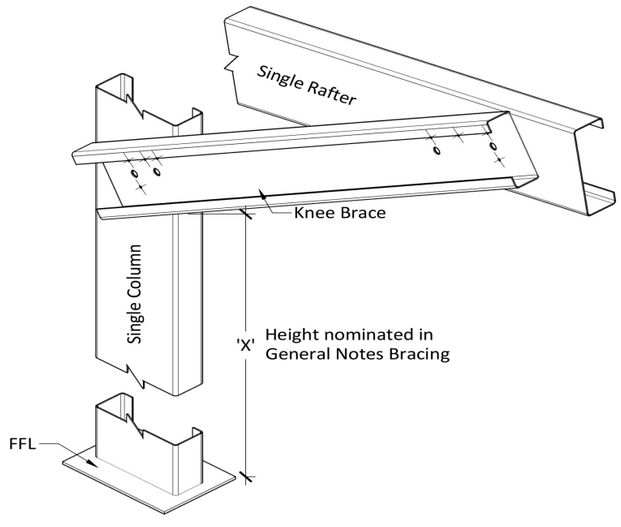
× FIXING SCREWS - 8 of 14.20 x 22

INNER HAUNCH BRACKET - SINGLE RAFTER



○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 8 of 14.20 x 22

C150 KNEE BRACE FOR SINGLE COLUMN + SINGLE RAFTER



○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 8 of 14.20 x 22

C150 KNEE BRACE FOR SINGLE COLUMN + SINGLE RAFTER

Purchaser Name: Laurens Dewit			
Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia			
Drawing # SLAN214018 - 8	Print Date: 17/08/21	**Connection Details** Not to Scale Page 2 of 5 	Seller: Sheds n Homes Launceston Alteco Pty Ltd Phone: 0437120410 Fax Email: ian.thomson@shedsnhomes.com.au

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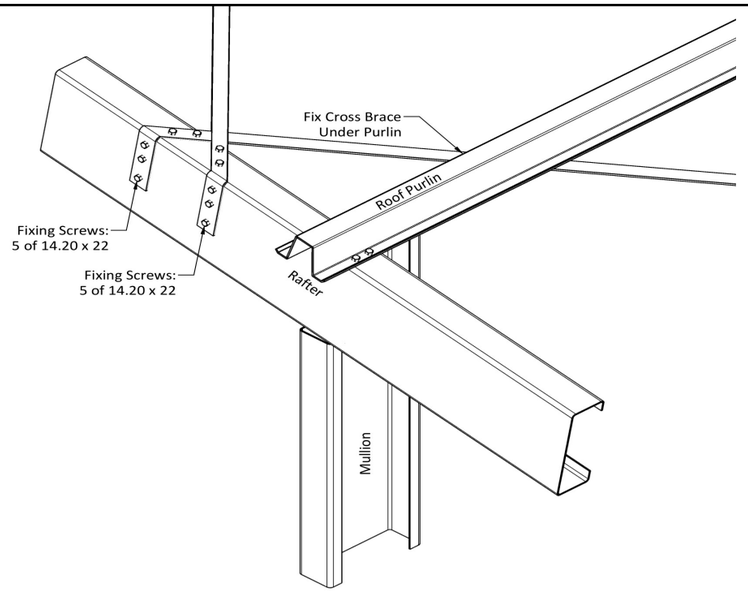
Practising Professional Structural & Civil Engineers

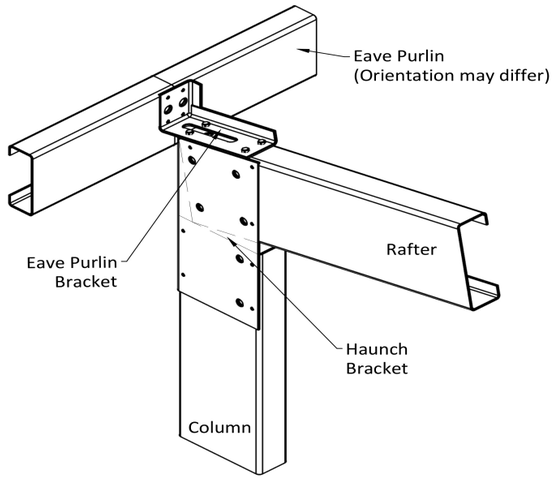
Signature:

John Ronaldson

Date: 17/08/21

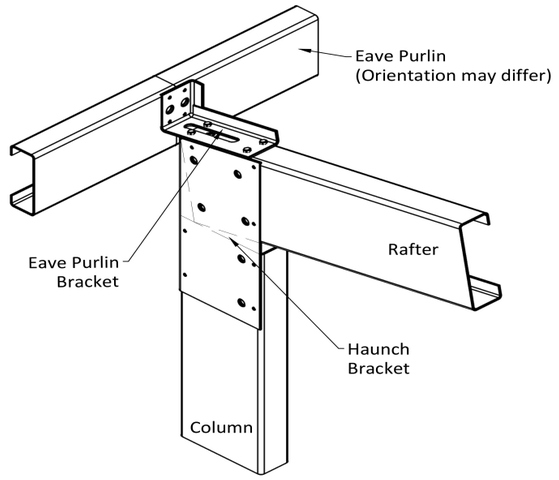


BRACING CONNECTION



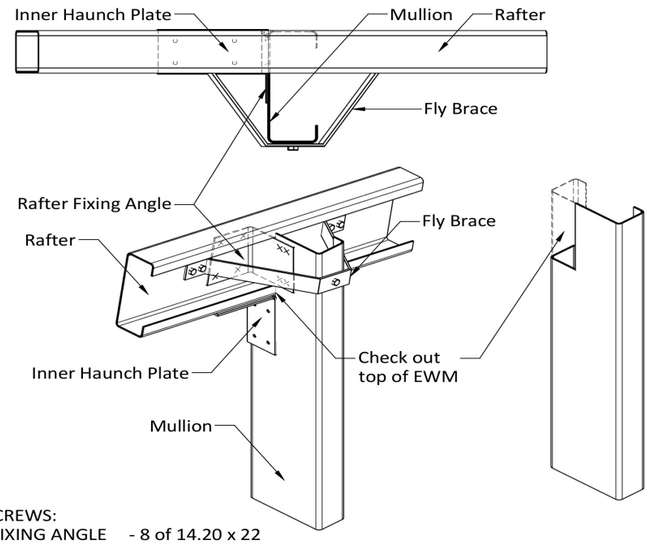
× FIXING SCREWS - 4 of 14.20 x 22

EAVE PURLIN BRACKET TO RAFTER



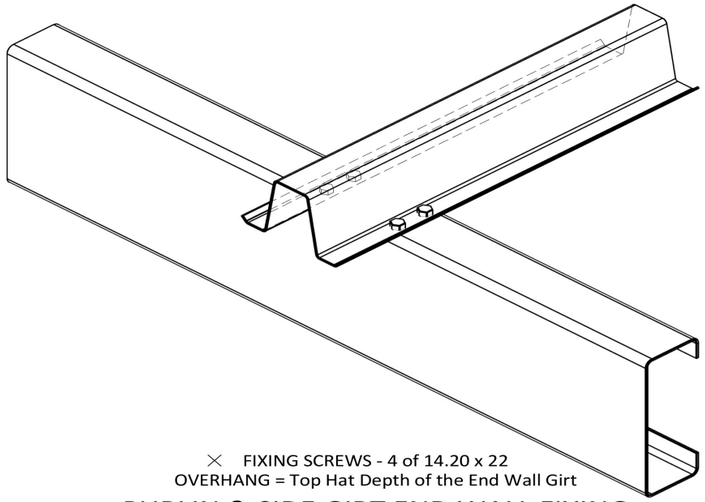
× FIXING SCREWS - 4 of 14.20 x 22

EAVE PURLIN BRACKET TO RAFTER



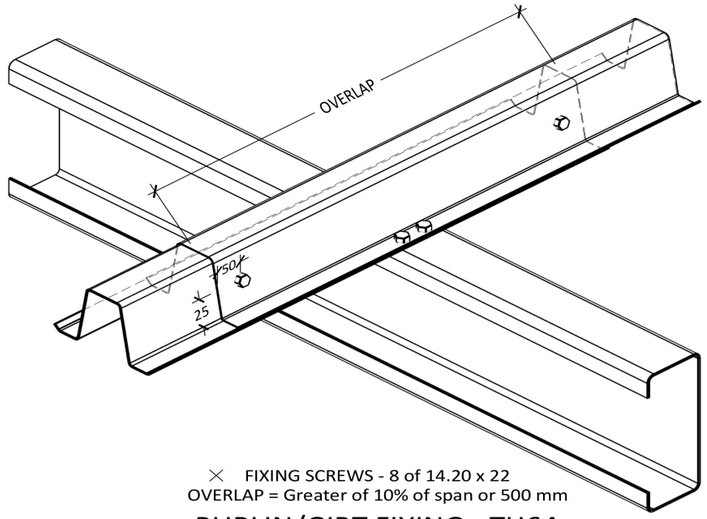
FIXING SCREWS:
RAFTER FIXING ANGLE - 8 of 14.20 x 22
INNER HAUNCH PLATE - 8 of 14.20 x 22
FLY BRACE - 5 of 14.20 x 22

END WALL MULLION TO RAFTER



× FIXING SCREWS - 4 of 14.20 x 22
OVERHANG = Top Hat Depth of the End Wall Girt

PURLIN & SIDE GIRT END WALL FIXING
TOP HAT - SINGLE COLUMN OR RAFTER



× FIXING SCREWS - 8 of 14.20 x 22
OVERLAP = Greater of 10% of span or 500 mm

PURLIN/GIRT FIXING - TH64
WITH SINGLE COLUMN OR RAFTER

Purchaser Name: Laurens Dewit			
Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia			
Drawing # SLAN214018 - 8	Print Date: 17/08/21	**Connection Details** Not to Scale Page 3 of 5 	Seller: Sheds n Homes Launceston Alteco Pty Ltd Phone: 0437120410 Fax: Email: ian.thomson@shedsnhomes.com.au

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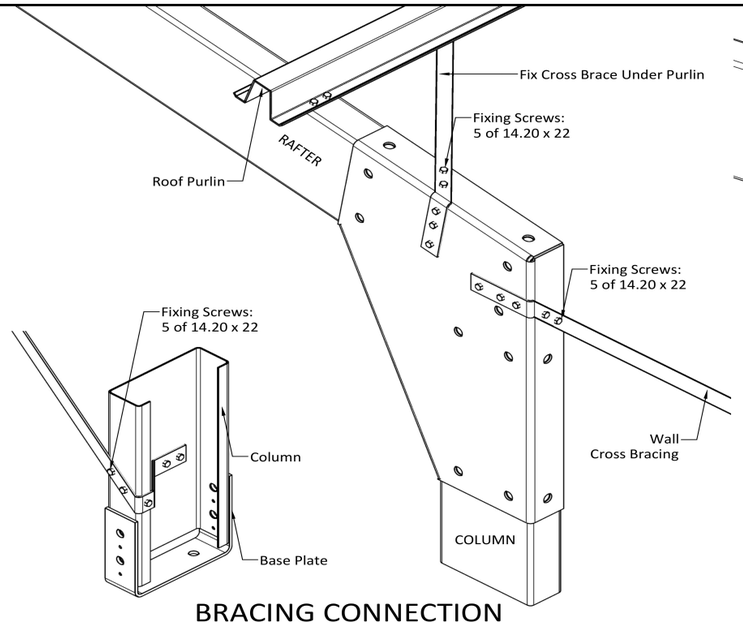
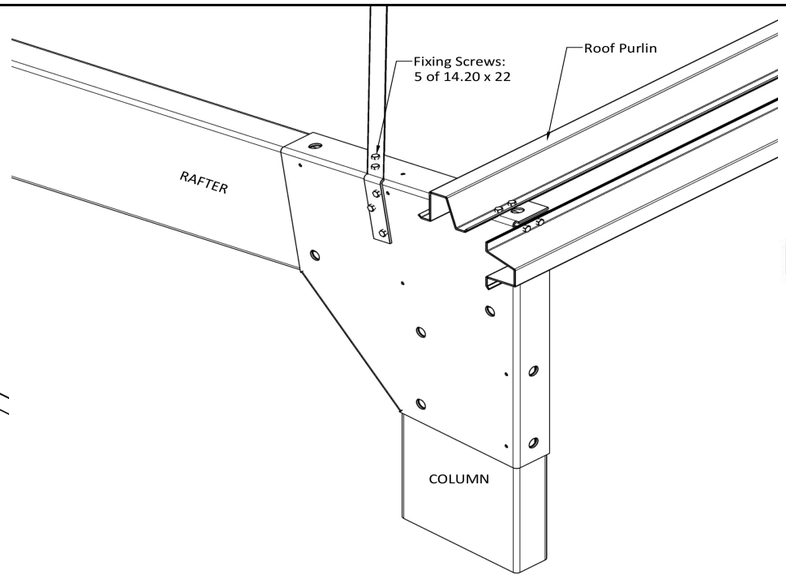
Signature:

John Ronaldson

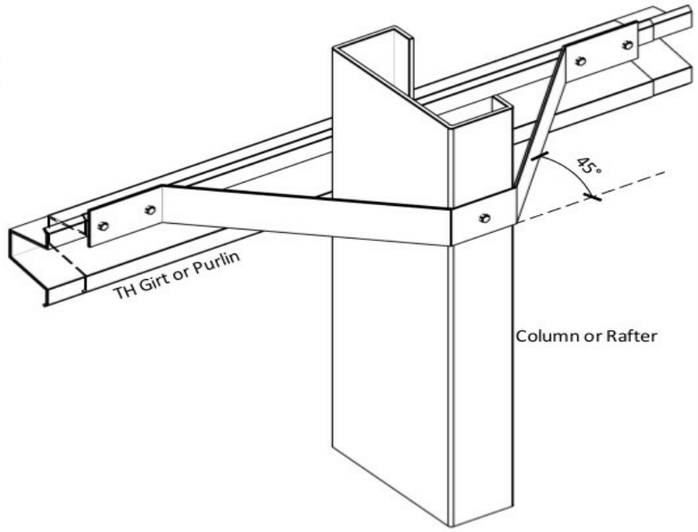
Date: 17/08/21



BRACING CONNECTION

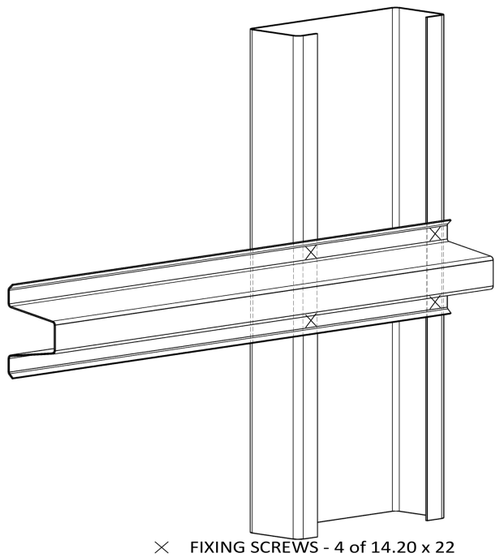


BRACING CONNECTION AT HIGH END (SKILLION)



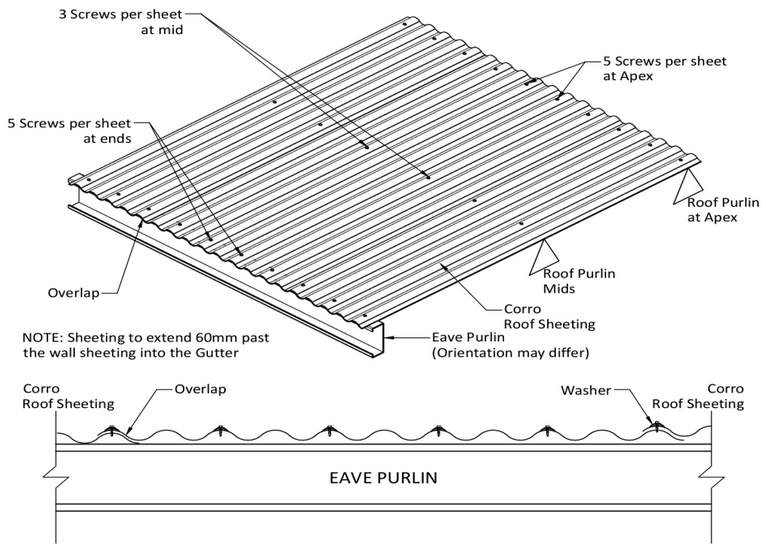
FIXING SCREWS - 5 of 14.20 x 22

FLY BRACING



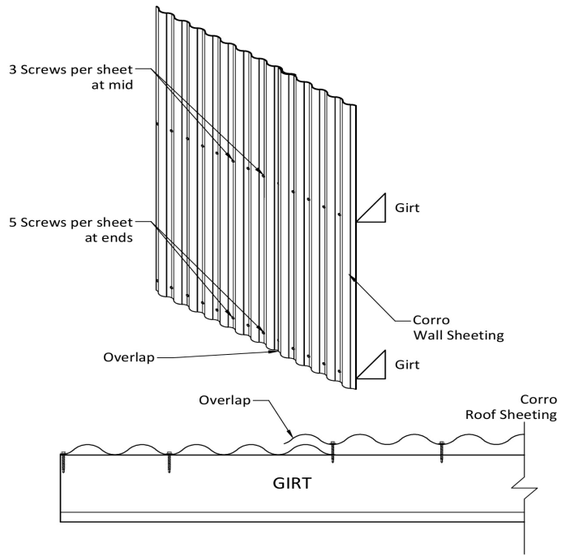
× FIXING SCREWS - 4 of 14.20 x 22

GIRT FIXING TO MULLIONS - TOP HAT



Roofing Screws - 12.14 x 35 Hex Seal High Grip with Cyclonic Washer

CORRO ROOF SHEET FIXING



Wall Screws - 10.16 x 16 Hex

WALL SHEETING CONNECTION DETAILS

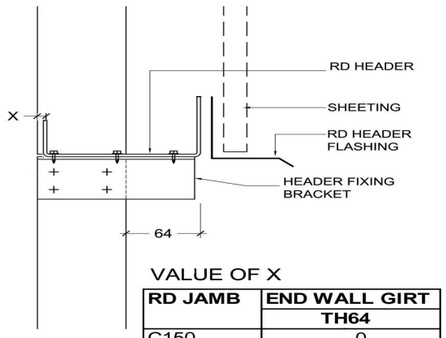
Purchaser Name: Laurens Dewit			
Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia			
Drawing # SLAN214018 - 8	Print Date: 17/08/21	**Connection Details** Not to Scale Page 4 of 5 © Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Alteco Pty Ltd Phone: 0437120410 Fax Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

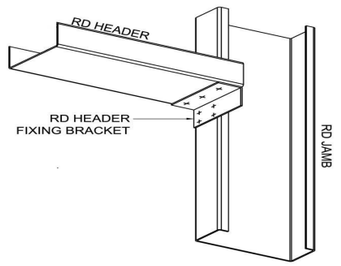
Date: 17/08/21



VALUE OF X

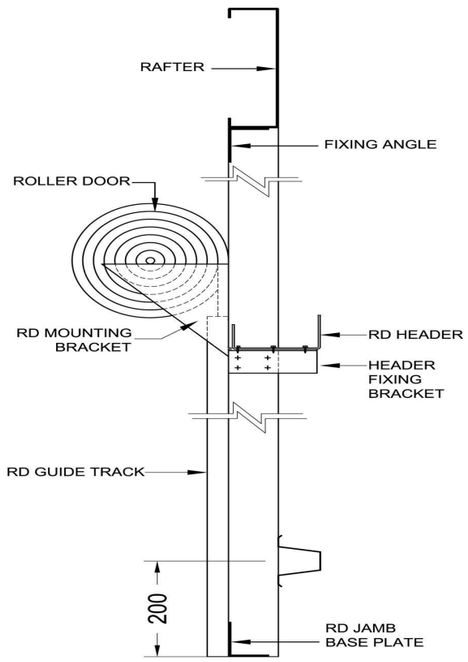
RD JAMB	END WALL GIRT
	TH64
C150	0
C200	- 12
C250	- 12

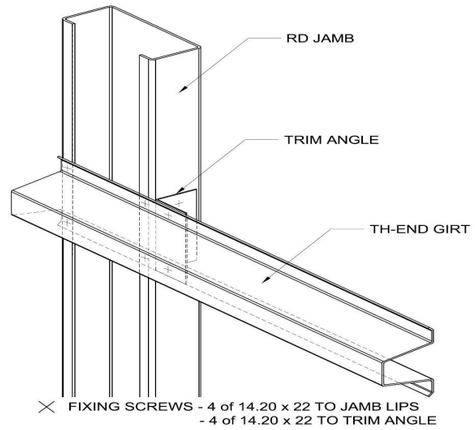
NOTE:
+ = projection of header into the building
- = distance in from door jamb web



× FIXING SCREWS - 7 of 14.20 x 22
GIRT FIXING TO PA DOOR JAMB

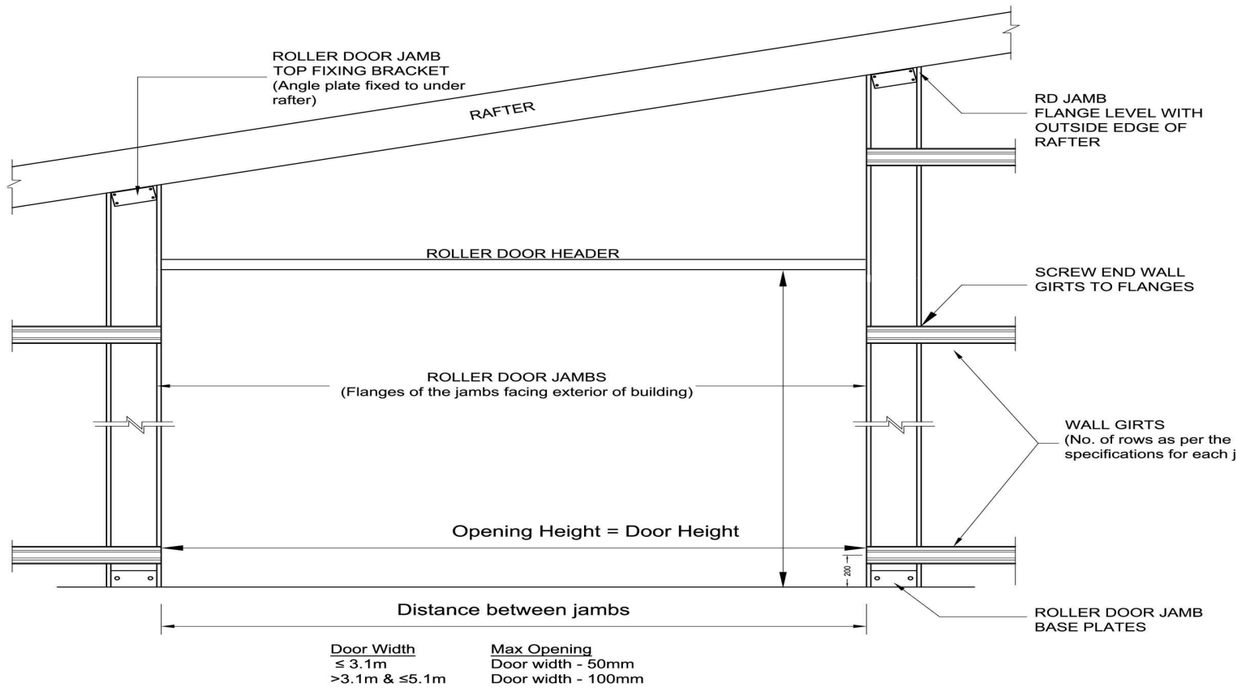
RD HEADER FIXING BRACKET



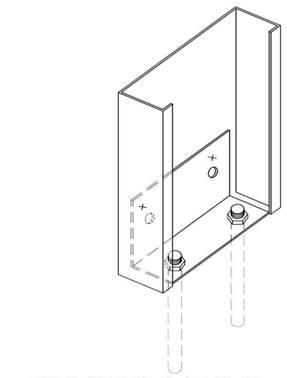


× FIXING SCREWS - 4 of 14.20 x 22 TO JAMB LIPS
- 4 of 14.20 x 22 TO TRIM ANGLE

GIRT FIXING TO ROLLER DOOR JAMBS

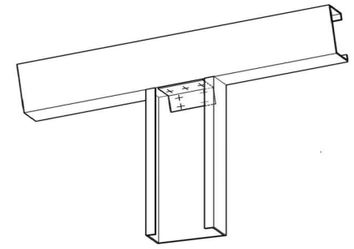


Door Width	Max Opening
≤ 3.1m	Door width - 50mm
>3.1m & ≤5.1m	Door width - 100mm



× FIXING SCREWS - 2 of 14.20 x 22
○ FIXING BOLTS - 2 of M12 x 30 - FOR C150 & C200 JAMBS
○ FIXING BOLITS - 2 of M16 x 30 - FOR C250 & C300 JAMBS
2 of M12 X 75 DYNABOLTS - FOR C150 & C200 JAMBS
2 of M16 x 110 DYNABOLTS - FOR C250 & 300 JAMBS

ROLLER DOOR JAMB BASE PLATE



○ FIXING BOLTS - NIL
× FIXING SCREWS - 7 x 14.20 x 22

ROLLER DOOR JAMB TOP FIXING

ROLLER DOOR DETAILS

(Door under 4.0m)

Gable end wall ONLY

Purchaser Name: Laurens Dewit

Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia

Drawing # SLAN214018 - 8

Print Date: 17/08/21

Connection Details

Not to Scale

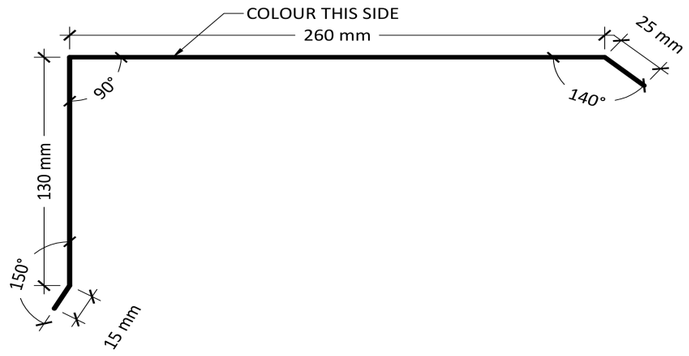
Seller: Sheds n Homes Launceston
Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

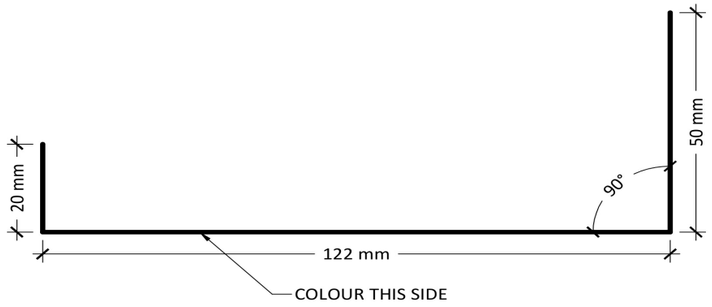
John Ronaldson

Date: 17/08/21



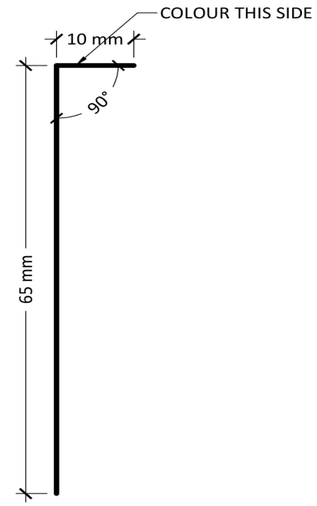
Barge Capping - Trimclad

XF11



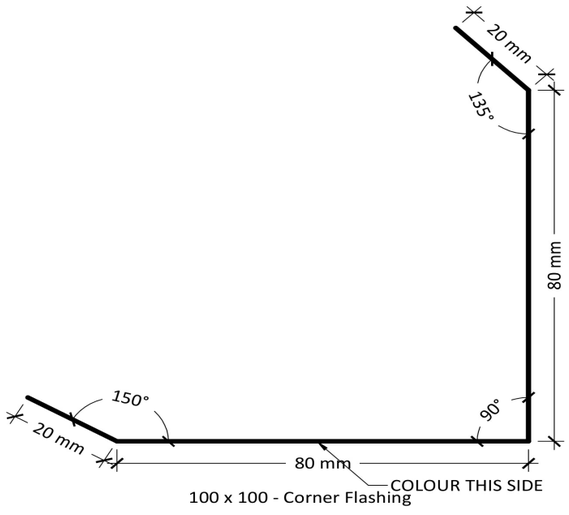
RD Head Cover Flashing

XF116



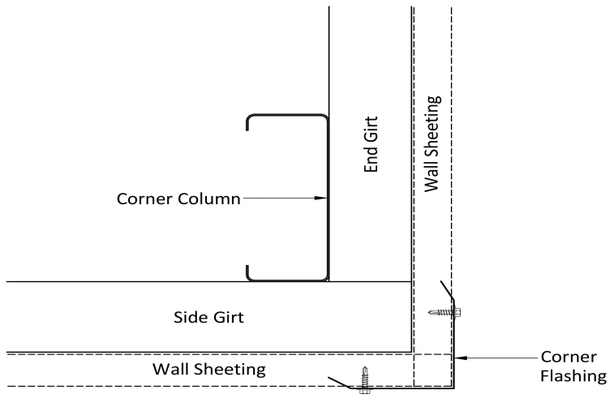
RD Side - Cover Flash

XF18

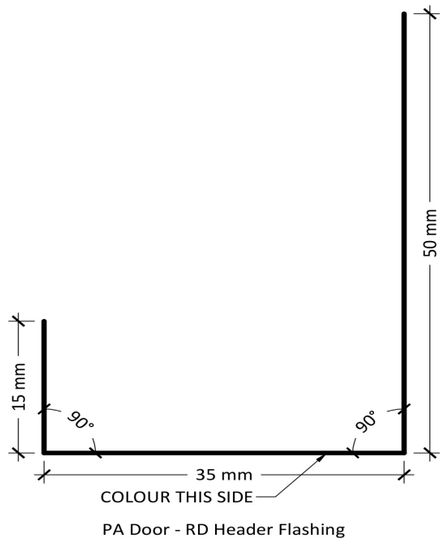


100 x 100 - Corner Flashing

XF21



Corner Flashing XF21 - Connection



PA Door - RD Header Flashing

XF24

Purchaser Name: Laurens Dewit		**Flashing Fixing Details** Not to Scale Page 1 of 2 	Seller: Sheds n Homes Launceston Alteco Pty Ltd Phone: 0437120410 Fax: Email: ian.thomson@shedsnhomes.com.au
Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia			
Drawing # SLAN214018 - 9	Print Date: 17/08/21		

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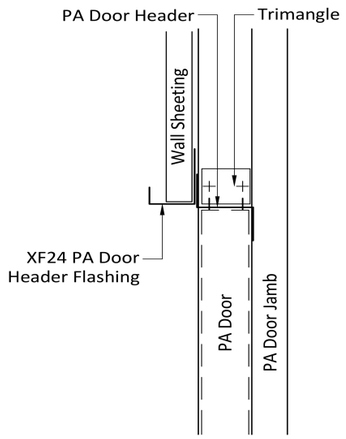
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

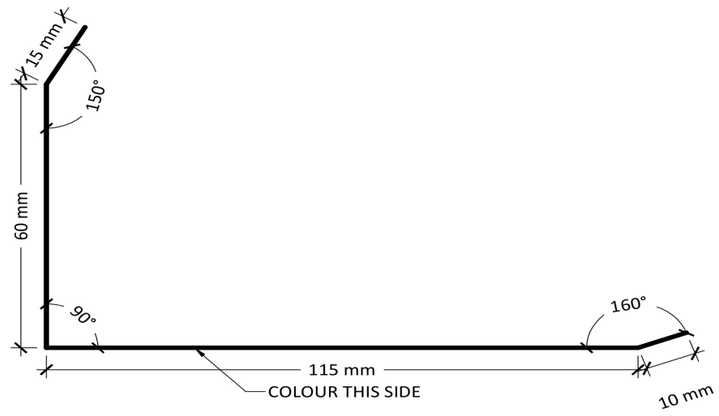
Signature:

John Ronaldson

Date: 17/08/21

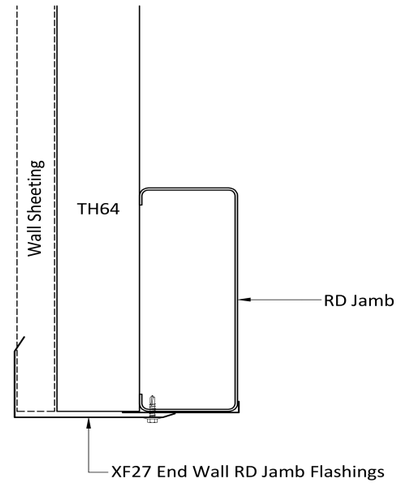


PA Door Header Flashing - XF24

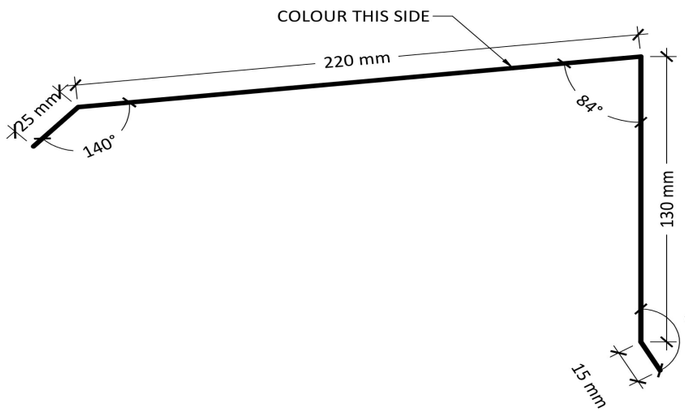


Roller Door Side Flashing - End Walls

XF27

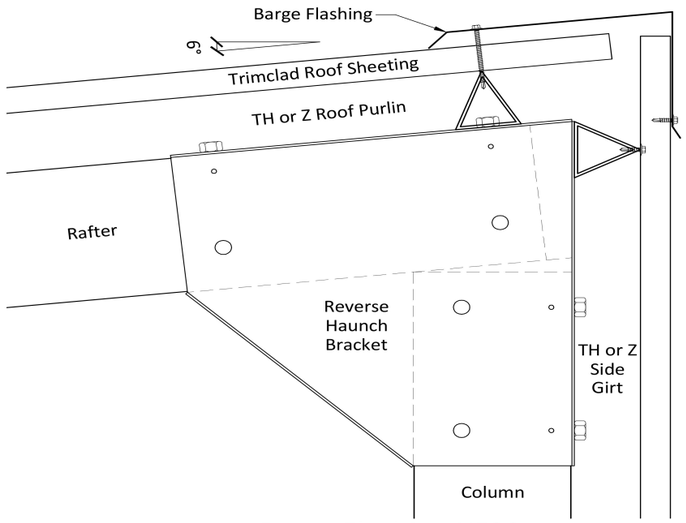


End Wall RD Jamb Flashing XF27/18



Barge Capping - Trimclad

XF80



Barge Flashing XF80

Purchaser Name: Laurens Dewit			
Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia			
Drawing # SLAN214018 - 9	Print Date: 17/08/21	**Flashing Fixing Details** Not to Scale Page 2 of 2 	Seller: Sheds n Homes Launceston Alteco Pty Ltd Phone: 0437120410 Fax: Email: ian.thomson@shedsnhomes.com.au

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Practising Professional Structural & Civil Engineers

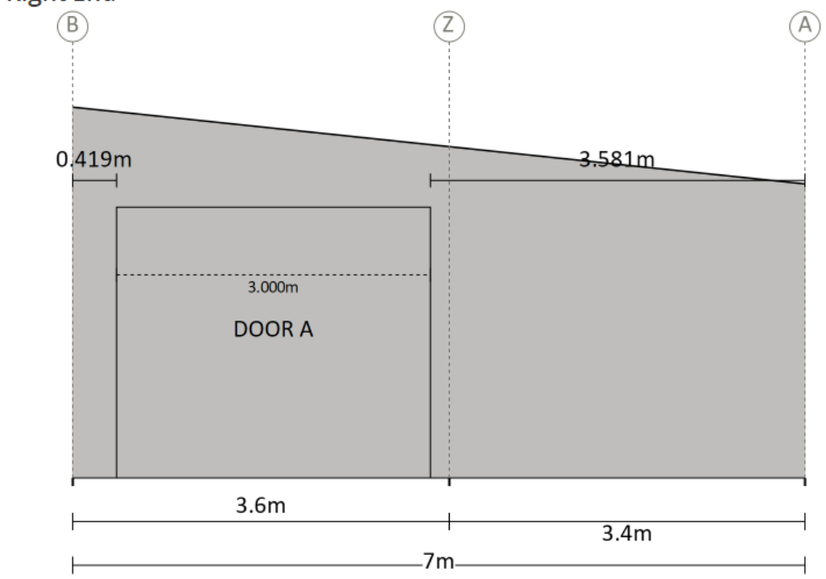
Signature:

John Ronaldson

Date: 17/08/21

This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right End

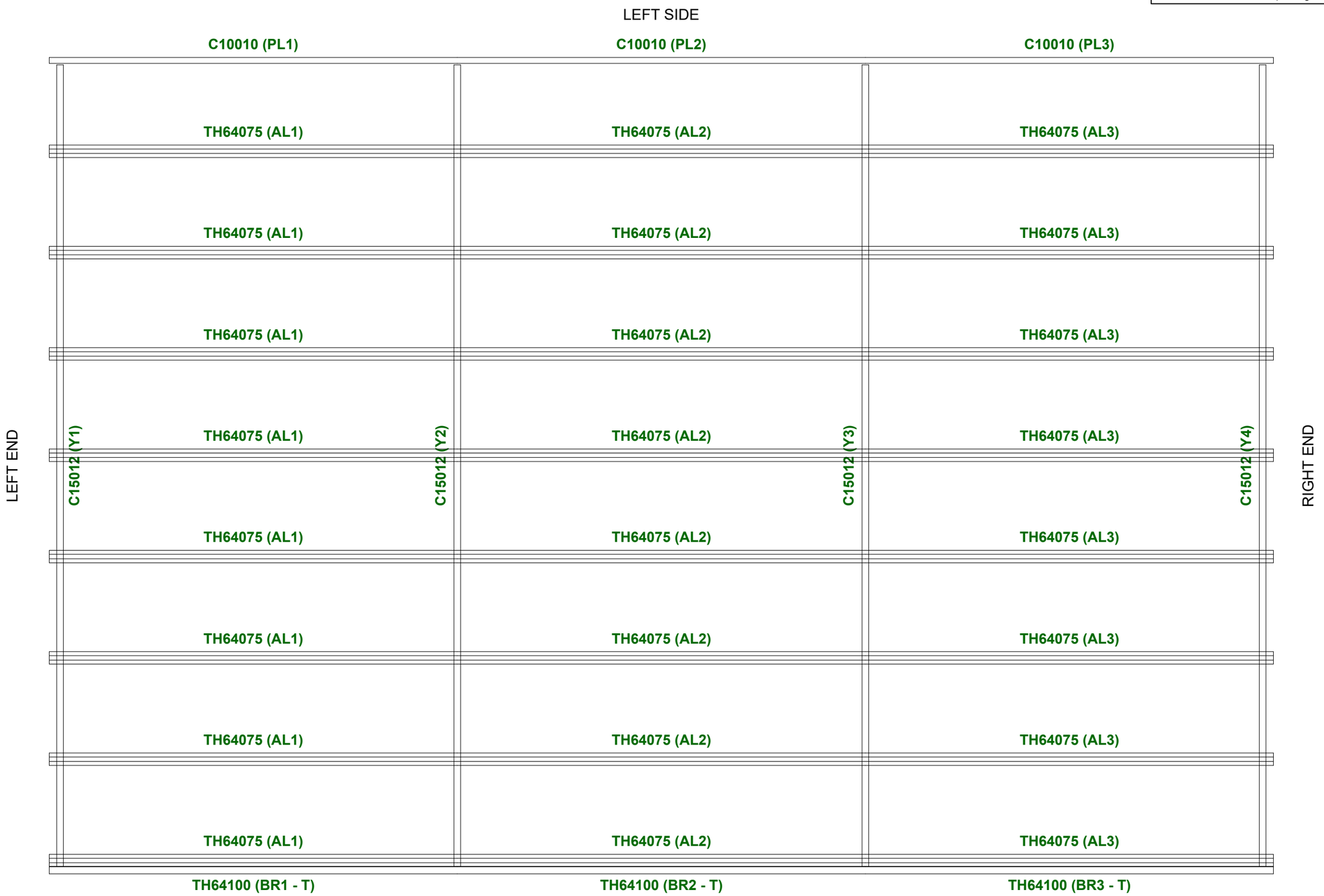


Measurements are from the outside of side girts to the inside of component opening size.

Purchaser Name: Laurens Dewit		**Component Position** Not to Scale Page 1 of 1 © Copyright SteelxIP Pty Ltd	Seller: Sheds n Homes Launceston Alteco Pty Ltd Phone: 0437120410 Fax: Email: ian.thomson@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature: John Ronaldson Date: 17/08/21
Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia				
Drawing # SLAN214018 - 10	Print Date: 17/08/21			

ROOF (TOP VIEW)

Notes:
Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.



Revision	Date	Initial

Purchaser Name: Laurens Dewit

Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia

Drawing # SLAN214018 - 11

Print Date: 17/08/2021

Purlin and Girt Plan

NOT TO SCALE

Seller: Sheds n Homes Launceston
Name: Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

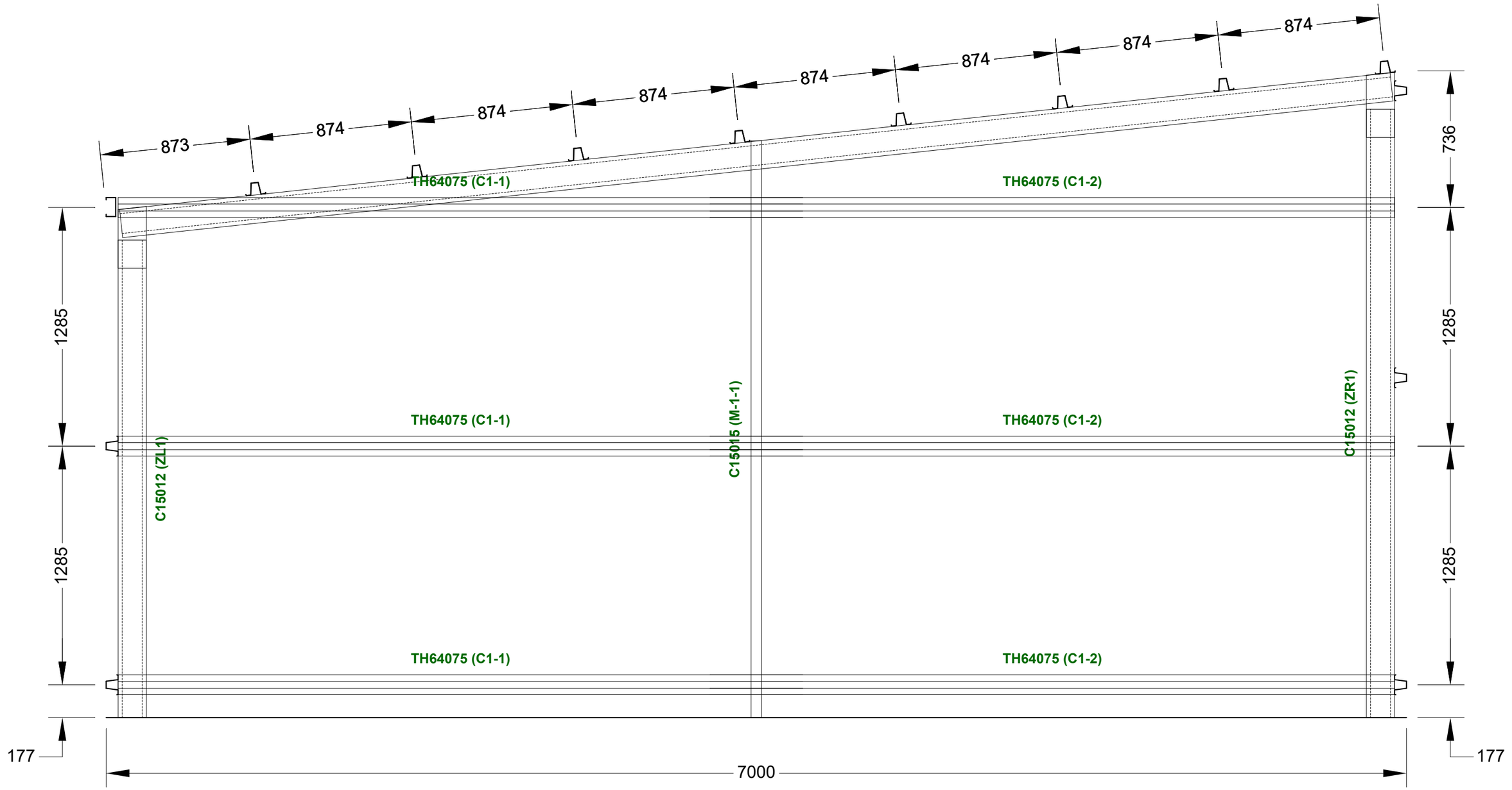
Signature:

John Ronaldson

Date: 17/08/21

Notes:
Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.

LEFT END ELEVATION



Revision	Date	Initial		
			Purchaser Name: Laurens Dewit	
			Site Address: 32 Wrinklers Drive Scamander TAS 7215 Australia	
			Drawing # SLAN214018 - 11	Print Date: 17/08/2021

Purlin and Girt Plan

NOT TO SCALE

Seller: Sheds n Homes Launceston
Name: Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
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Signature:

John Ronaldson

Date: 17/08/21

Notes:
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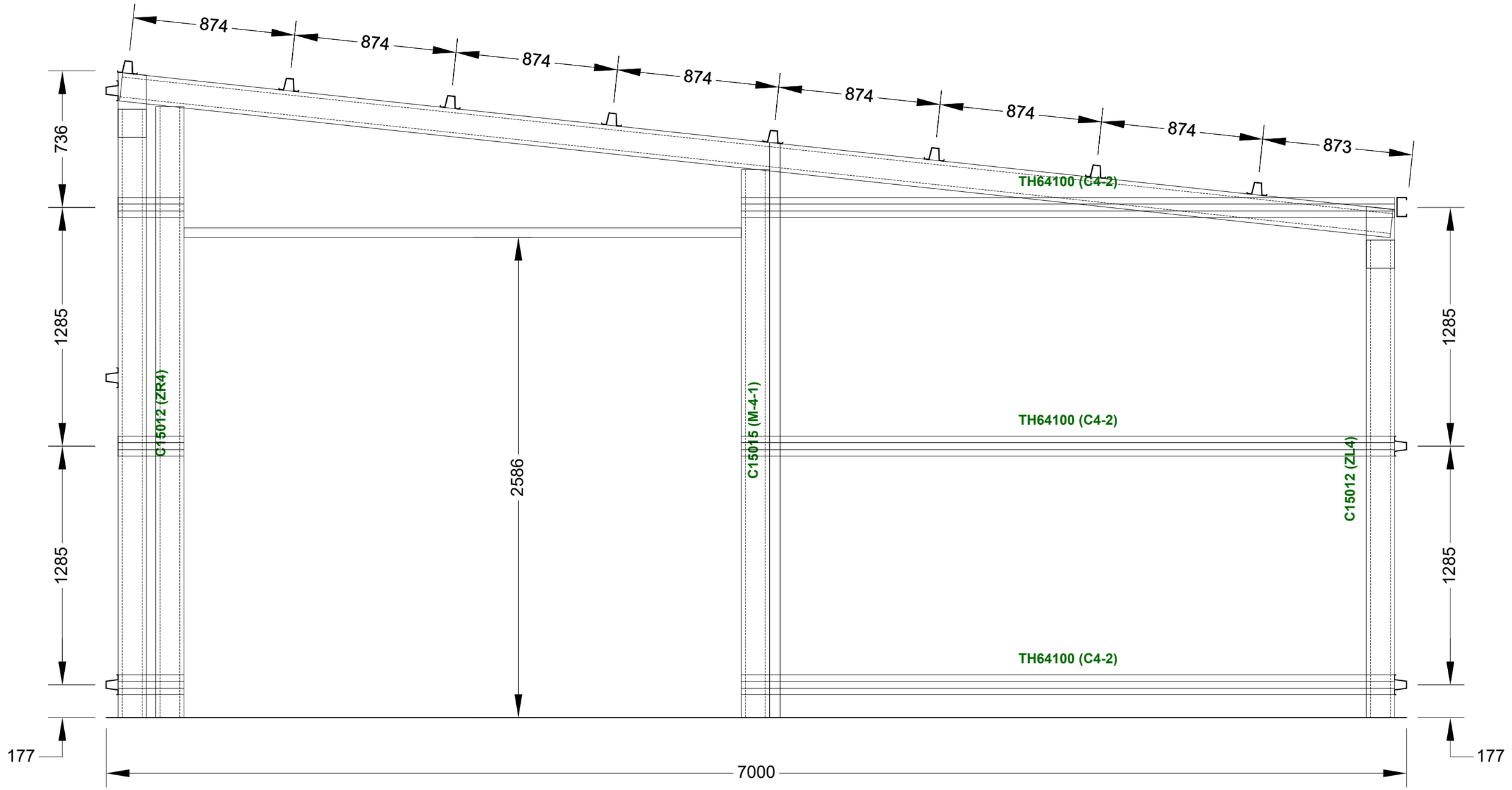
RIGHT END ELEVATION



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Signature:

John Ronaldson

Date: 17/08/21

Prime Design
your build, your way

10 November 2025

Break O'Day Council
32-34 Georges Bay Esplanade St Helens,
Tasmania 7216
admin@bodc.tas.gov.au
03 6376 7900

Dear Planner,

Re: Proposed New Residence and Shed, Lot 32, 26 Wrinklers Drive, Scamander

The proposal for new residence and shed at Lot 32, 26 Wrinklers Drive Scamander. The Property is located within the Break O'Day Council, as is zoned General Residential in relation to the Tasmanian Planning Scheme. The design response with address the development standards outlining any discretionary elements.

This design response has been updated to address the RFI's on the 7th of November Reference: DA 2025 / 00203, all responses can be found on page 3. We would also like to make mention that the shipping container which can be seen in the drawings is temporary only, and is currently being used for the storage of building materials.

8.4.2 Setbacks and building envelope for all dwellings

A1 Complies with (a) Front setback no less than 4.5m, refer to site plan for dimensions
A2 Not applicable
A3 Complies with (a) Refer to elevations for building envelope

8.4.3 Site coverage and private open space for all dwellings

A1 Complies with (a) Site coverage (inclusive of garage) less than 50%, refer to site plan for calculations details of 19% coverage.
A2 Complies with (a & d) Proposed dwelling has designated 24m2 of private our door space with a gradient no steeper than 1:10

8.4.4 Sunlight to private open space of multiple dwellings

A1 Not Applicable

8.4.5 Width of openings for garages and carports for all dwellings

A1 Not Applicable

8.4.6 Privacy for all dwellings

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10 Goodman Court
Invermay Launceston
p+ 03 6332 3790
f+ 03 6332 3798
info@primedesigntas.com.au
primedesigntas.com.au

A1 Complies with (a) The Deck has a side setback greater than 3m
A2 Not Applicable
A3 Not Applicable

8.4.7 Frontage fences for all dwellings

A1 Not Applicable

8.4.8 Waste storage for multiple dwellings

A1 Not Applicable

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings & Works

C7.6.1 Buildings & Works within a waterway & coastal protection area, or a future coastal refugia Area

A1 Does not Comply
P1.1 (a) Refer to Soil & Water Management Plan & Diagrams which details minimising the impacts of sedimentation and runoff during construction
(b) The proposed residence is separated from any riparian/ littoral vegetation by Tasman Highway. Refer to Locality Plan for separation of site from Wrinklers Beach
(c) Not applicable to proposal. Streambank does not exist on site.
(d) Not applicable to proposal. Refer Above
(e) Any water runoff from site will be managed on site by both water tanks and onsite disposal system designed by a suitable qualified person.
(f) Not applicable
(g) The proposal does not suggest any filling of wetlands. Refer to site plan.
(h) Not applicable
(i) The proposal has considered floor levels that reduces impact of the existing surface level, that both minimise the need for excessive cut and fill
(j) The proposed building designs have considered and responds to the size, shape and minimal contours of the land
(k) Tasman Highway separates the property from Wrinklers Beach, therefore coastal sand movement and wave action is not applicable to this site.
(l) The need for future works to infrastructure or property, to best protect Natural Assets is unlikely. As previously mentioned, the property does not adjoin with Wrinklers Back to cause direct impact
(m) As mentioned previously, the proposal does not directly within Wrinklers Beach. The Wetlands and Waterways Works Manual is acknowledged, but not applicable to the proposal
(n) The Tasmania Coastal Works Manual has been referred to.
A2 Not applicable
A3 Complies, as the proposal will manage stormwater via an onsite water management system design by a suitable qualified person
A4 Not applicable
A5 Not applicable

C7.6.2 Clearance within a priority vegetation area

A1 Complies, as proposal is located within a building area on a sealed plan

C2.6.1 Construction of parking areas

A1 Complies, as the proposed driveway is to be constructed with concrete making it durable to all weather elements. The driveway will have a grated trench which will be directed into onsite stormwater management system, refer site drainage plan for further details.

C2.6.2 Design and layout of parking areas

A1 (i) Complies with gradients, refer to site plan
(ii) Not Applicable
(iii) Complies with recommended driveway width, refer site plan
(iv) Complies with table C2.3 Refer to site plan for dimensions
(v) Not Applicable
(vi) Not Applicable
(vii) Not Applicable

A2 Not Applicable as a single dwelling residence

BRE-S2.7.1 Stormwater Management

A1 Complies with (b), The stormwater disposal for the proposed residence and shed has been d designed by a qualified person to manage on-sit stormwater. Please refer to site drainage plan and report by Geoton.

I believe the proposal of Lot 32, 26 Wrinklers Drive, Scamander complies, or provides a reasonable performance solution to satisfy the relevant requirements for both zoning and overlays of the proposal location. I also believe the drawings along with this design response, addresses all RFI's indicated by council. For any reason if this is not the case, please let me know.

Kind Regards,
Adah Durant

GEOTON Pty Ltd
Geotechnical Consultants

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PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

24 October 2025

Reference No. GL25617Ab

Prime Design Tasmania Pty Ltd
10 Goodman Court
IVNERMAY TAS 7248

Attention: Ms Jessie Medwin

Dear Madam

RE: Site Classification & On-site Stormwater Disposal Assessment and Design
Lot 32, 26 Wrinklers Drive, Scamander

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Anne Foster on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	24/10/2025	A Foster	S Shahandeh	Original

1 INTRODUCTION

A limited scope investigation has been conducted for Prime Design Tasmania Pty Ltd at the site of a proposed residential development at Lot 32, 26 Wrinklers Drive, Scamander.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”; and
- The suitability of the site for disposal of stormwater and the design of an on-site stormwater disposal system in accordance with AS/NZS 3500.3 – 2021 “Stormwater Drainage”.

1.1 Proposed Development

Plans of the proposed development were provided, prepared by Prime Design Tasmania Pty Ltd, Project No. PD25331, dated 30 September 2025. It is understood that the proposed development will comprise a 163.55m² dwelling and a 73.5m² shed.

2 FIELD INVESTIGATION

The field investigation was conducted on 15 October 2025 and involved the drilling of 3 boreholes by 4WD mounted auger rig to the investigated depths of 1.5m to 2.0m.

Dynamic Cone Penetration (DCP) tests were conducted in the granular soils encountered in the investigation and insitu vane shear strength tests were conducted in the encountered clay layers, with samples of these soils being obtained for subsequent laboratory testing.

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

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

3 SITE CONDITIONS

The site is 1,136m² in size and is currently undeveloped. The ground surface has a gentle fall away from the road towards the west within the front eastern portion of the site, then falls very gently towards the north over the remainder of the site. A watercourse is shown on the LIST to pass through the centre of the site, although no evidence of this was observed during the site visit. The site has a surface of exposed sand and patchy low bracken (Plate 1).

Plate 1: View of the site looking to the northwest.

The Mineral Resources Tasmania (MRT) Digital Geological Atlas, 1: 25,000 Series, indicates that the site is mapped as Cretaceous to Quaternary period sediments comprising gravel, sand and derived lag, with this being generally confirmed by our field investigation.

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the site is not within a mapped landslide hazard band.

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes generally encountered topsoil and fill comprising sand to depths of 0.1m to 0.5m, overlying natural sand and silty to clayey sand to depths of 0.6m to 1.6m, overlying sandy clay to depths of 1.5m to 1.9m, underlain by silty to clayey sand to the investigated depths of 1.5m to 2.0m. Borehole BH02 was terminated in sandy clay at a depth of 1.5m.

The boreholes did not encounter any signs of groundwater seepage over the investigated depths.

Full details of soil conditions encountered are presented on the borehole logs.

An assessment of the plasticity characteristics of the materials encountered indicates that the sand and clay soils at this site possess a moderate shrink/swell potential.

4 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS M (AS 2870)

Foundation designs in accordance with this classification are to be subject to the overriding conditions of the Foundations section below.

This Classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks are carried out, then the site classification will need to be re-assessed, and possibly changed.

5 FOUNDATIONS

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings would be as follows:

SAND (SW) – medium to coarse grained, grey

encountered below 0.2m (BH01) from the existing ground surface

or

Sandy CLAY (CL) – low plasticity, orange brown

encountered beneath the fill below 0.6m (BH03) from the existing ground surface

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

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

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

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

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

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

6 WIND CLASSIFICATION

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

WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2.0	NS	T0

7 ON-SITE STORMWATER DETENTION DESIGN

7.1 General

The Tasmanian Planning Scheme specifies that each lot must either have connection to a public stormwater system or be able to accommodate an on-site stormwater management system.

On-site disposal of stormwater via infiltration systems "are *designed to encourage stormwater to infiltrate into surrounding soils via a controlled system and are particularly suited to reducing the magnitude of peak storm discharges from impervious areas"* and *"are best suited to sandy soils with deep groundwater". "Soils with low hydraulic conductivities… are more susceptible to clogging and require enhanced pretreatment"* (Derwent Estuary Program, 2012).

Lots with on-site stormwater management are required to be capable of accommodating the future use and development of the land, specifically with regard to:

- The size of the lot;
- Topography of the site;
- Soil conditions;
- Any existing buildings on the site;
- Any area of the site covered by impervious surfaces; and
- Any watercourse on the land."

As specified by the Break O'Day Council, on-site detention and infiltration is to be sufficient for stormwater flows generated by a 5% Annual Exceedance Probability (AEP) storm event as:

- The site is zoned general residential; and
- The proposed dwelling and shed have external eaves and gutters as per AS/NZS 3500.3 2021- Table 3.3.4.

7.2 Soil Category and Permeability of Soil

Conditions encountered during the geotechnical investigation indicate that the subsurface profile can be typically characterised as sand and clayey sand underlain by low plasticity sandy clay which falls under the category of a “Sandy Clay” (Engineers Australia, 2006).

From Water Sensitive Urban Design (Derwent Estuary Program, 2012), Section 10.3.1.2, the saturated hydraulic conductivity (K_{sat}) for Sandy Clay is 1 x 10^{-5} m/s to 5 x 10^{-5} m/s (36mm/hour to 180mm/hour).

A moderation factor (U) to account for the non-homogeneous nature of soil, to convert “point” hydraulic conductivity (K_h) to “areal” K_h for sandy clay soils of 1.0 has been adopted as per Australian Runoff Quality (Engineers Australia, 2006).

7.3 Groundwater

Groundwater was not encountered in the field investigation, i.e., the groundwater table is at a depth greater than 2m below the current ground surface.

7.4 Catchment

The proposed dwelling and shed have roof areas totalling 260m² inclusive of a 10% safety factor to account for the pitch of the roofs. It is noted that the provided plans show no paved areas.

7.5 Sizing the Detention Storage

The required storage volume of an infiltration system is defined by the difference in inflow and outflow volumes for the duration of a storm (AS 3500-2021). The inflow volume is a product of rainfall, contributing area and the runoff coefficient connected to the infiltration system, i.e.,

$$Inflow\ volume\ (for\ storm\ duration\ D, m^3) = C\ x\ I\ x\ A\ x \frac{D}{1000}$$

Where:

C is the runoff coefficient (taken as 1.0 for roofed areas and 0.9 for paved areas (Standards Australia Limited, 2021))

I is the probabilistic rainfall intensity (mm/hr)

A is the contributing area connected to the infiltration system (m^2)

D is the storm duration (hours)

Outflow from the infiltration system is via the base and sides of the infiltration system and depends on the area and depth of the infiltration system. In computing the

infiltration from the walls of an infiltration system, Australian Runoff Quality (Engineers Australia, 2006) suggests that pressure is hydrostatically distributed and thus equal to half the depth of water over the bed of the infiltration system, i.e.,

$$Outflow\ volume\ (for\ storm\ duration\ D, m^3) = \left[(A_{inf}) + \left(P\ x\ \frac{d}{2}\right)\right] x\ U\ x\ K_h\ x\ D/1000$$

Where:

K_h is the "point" saturated hydraulic conductivity (mm/hr)

A_{inf} is the infiltration area (m^2)

P is the perimeter length of the infiltration area (m)

d is the depth of the infiltration system (m)

U is the "point" soil hydraulic conductivity moderating factor (see Section 7.2)

D is the storm duration (hours)

The required storage volume of an infiltration system can be computed as follows:

$$Required\ storage\ (m^3) = Inflow\ volume\ (m^3) - outflow\ volume\ (m^3)$$

The Intensity-Frequency-Design (IFD) rainfall curve and table for the site was generated from the Bureau of Meteorology IFD data website (Australian Bureau of Meteorology, 2025).

Design rainfall events with durations of 5 minutes up to 72 hours were calculated.

Detention and absorption of the collected stormwater will be in a gravel-filled soak away detention trench filled with 20mm to 40mm nominal size gravel. The gravel-filled trench has a nominal porosity of 0.3.

Adopting a soak away detention trench volume of 22.5m³ (10.0m long x 2.25m wide x 1.0m deep), Table 1 and Figure 1 below, show the maximum required storage volume (volume of stormwater generated less infiltration into the soil) to be at a maximum for a 90-minute duration 5% AEP storm event, with the percentage of the design rainfall event able to be stored in the trench being 99.8% of the trench capacity. 5% AEP design rainfall events with durations of 12 hours and greater, have a higher infiltration capacity into the soil than the volume of stormwater generated.

Table 1: IFD Rainfall events, volume of rainfall captured, infiltration, and trench storage capacity.

Duration (min)	Duration (hours)	AEP 5% (mm/hr)	Volume in (m^3)	Infiltration (m^3)	Required Storage Volume (m^3)	Trench Storage Capacity (%)
5	0.08	137	2.97	0.26	2.71	40.1%
10	0.17	105	4.55	0.52	4.03	59.7%
15	0.25	85.9	5.58	0.78	4.80	71.1%
20	0.33	73	6.33	1.04	5.28	78.3%
25	0.42	63.9	6.92	1.30	5.62	83.3%
30	0.50	57.1	7.42	1.56	5.86	86.8%
45	0.75	44.4	8.66	2.35	6.31	93.5%
60	1	37.2	9.67	3.13	6.54	97.0%
90	1.5	29.3	11.43	4.69	6.74	99.8%
120	2	24.9	12.95	6.26	6.69	99.2%
180	3	20.2	15.76	9.38	6.37	94.4%
270	4.5	16.6	19.42	14.07	5.35	79.2%
360	6	14.6	22.78	18.77	4.01	59.4%
540	9	12.1	28.31	28.15	0.17	2.5%
720	12	10.6	33.07	37.53	-4.46	
1080	18	8.63	40.39	56.30	-15.91	
1440	24	7.32	45.68	75.06	-29.38	
1800	30	6.35	49.53	93.83	-44.30	
2160	36	5.61	52.51	112.59	-60.08	
2880	48	4.52	56.41	150.12	-93.71	
4320	72	3.21	60.09	225.18	-165.09	

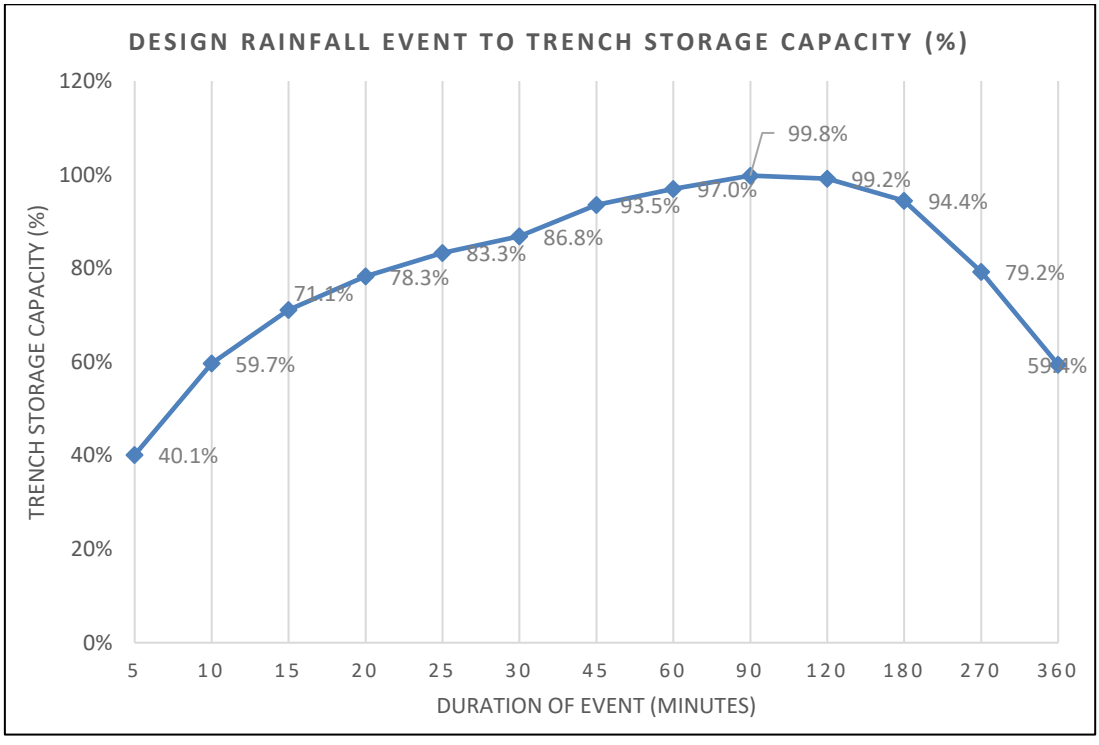

Figure 1: Design Rainfall Event to Trench Storage Capacity (%)

The soak away detention trench is to have the following dimensions:

- Trench volume = 22.5m^3

- Trench length = 10.0m
- Trench width = 2.25m
- Trench depth = 1.0m

The trench is to be constructed as per the cross-section provided on Drawing SW-01, attached.

7.6 Maintenance

Leaf guards are to be installed on all gutters. The ingress of pollutants into the stormwater system shall be minimised.

A silt trap is to be installed prior to the soak away detention trench, dimensions to be determined on site, as per Drawing SW-01, once final levels of inflow and outflow pipes are known. The silt trap is to be regularly inspected, and sediment and organics cleaned out before they reach the invert of the outflow pipe.

If the stormwater off the roof is to be collected into rainwater tanks, the detention trench is to be plumbed into the overflow outlet of the rainwater tanks, and the silt trap is not required

7.7 Setbacks

As per Water Sensitive Urban Design – Table 0-2 (Derwent Estuary Program, 2012), and due to the site being classed as a Sandy Clay, the soak away detention trench is to be set back at least 2.0m from structures and property boundaries.

8 REFERENCES

A Wilson, H. A.-W. (2021). *Tasmanian Stormwater Policy Guidance and Standards for Development.* Hobart: Derwent Estuary Program and Local Government Association of Tasmania.

Australian Bureau of Meteorology. (2024, February). *Design Rainfall Data System (2016)*. Retrieved from http://www.bom.gov.au/water/designRainfalls/revised-ifd/

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Australian Government Bureau of Meteorology. (2024). *2016 Intensity–Frequency–Duration (IFD) design rainfalls*. Retrieved from http://www.bom.gov.au/water/designRainfalls/ifd/

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Derwent Estuary Program. (2024). *Water Sensative Urban Design*. Retrieved from https://www.derwentestuary.org.au/water-sensitive-urban-design/

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Tasmanina Planning Commission. (2025) *Tasmanian Planning Scheme*

Attachments:

Limitations of report

Drawing 1: Site Plan

Drawing SW-01: Typical Stormwater Soak Away Detention Trench Section

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: Certificate Forms

GEOTON Pty Ltd

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

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

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.

Legend

BH 01 — Approximate Borehole Location

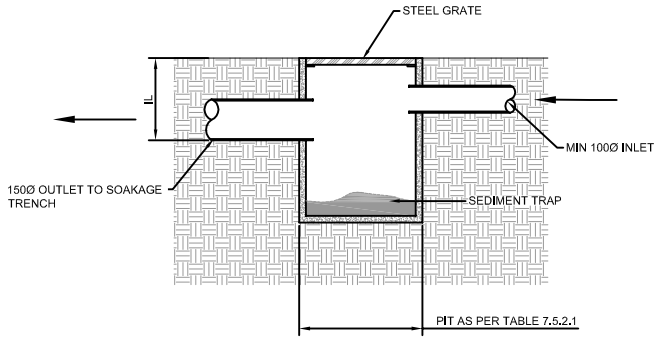
5° — Approximate Slope angle in Degrees

50 — Contour in Metres (LiDAR Derived)

Approximate Change in Slope

Watercourse (LIST)

GEOTON Pty Ltd				Client:	PRIME DESIGN TASMANIA PTY LTD
				Project:	LOT 32, 26 WRINKLERS DRIVE SCAMANDER
Date	24/10/2025	Drawn	AF		
Scale	1:200	Approved	TB	Title:	SITE PLAN
Original size	A3	Rev		Project no: GL25617A	Drawing no. 1



STANDARD SEDIMENT TRAP DETAIL

SCALE 1:20 @ A3

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS
AS/NZS 3500.3:2021 (TABLE 7.5.2.1)

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR		CIRCULAR
	WIDTH	LENGTH	DIAMETER
< 450	350	350	-
< 600	450	450	600
> 600 <900	600	600	900
> 900 <1200	600	900	1000

GEOTON PTY LTD
GEOTECHNICAL CONSULTANTS

- GEOTECHNICAL INVESTIGATIONS
- SITE CLASSIFICATION
- WASTEWATER ASSESSMENT
- ROADWORKS
- LANDSLIDE RISK ASSESSMENT
- DAMS
- FOUNDATION INVESTIGATION

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Invermay, TAS
T- (03) 6326 5001
www.geoton.com.au

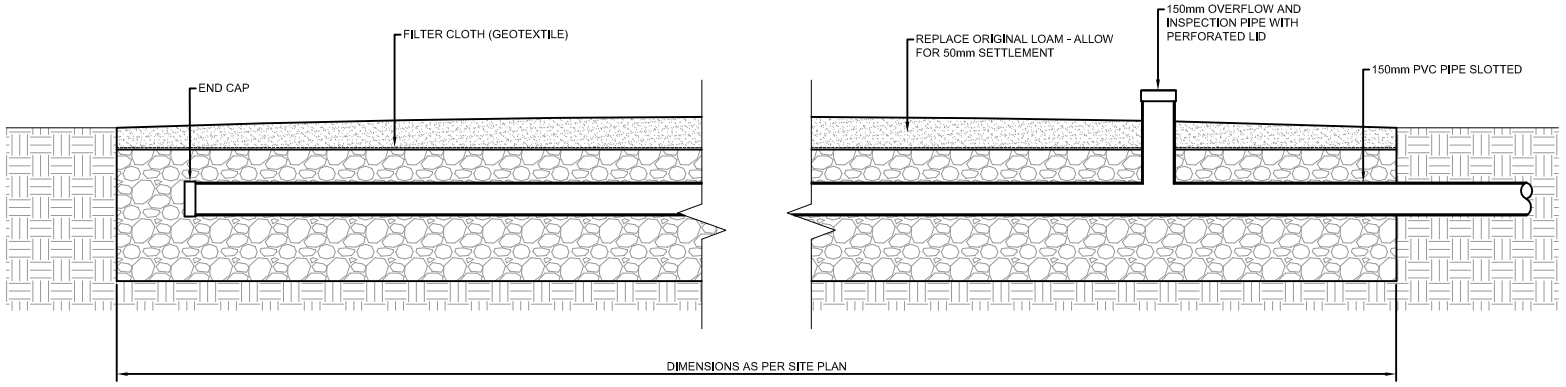
PROJECT:
STORMWATER SOAK AWAY DETENTION TRENCH

DRAWING NO: SW-01

DATE:	06/05/2024
REVISION:	-
SCALE:	-
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA

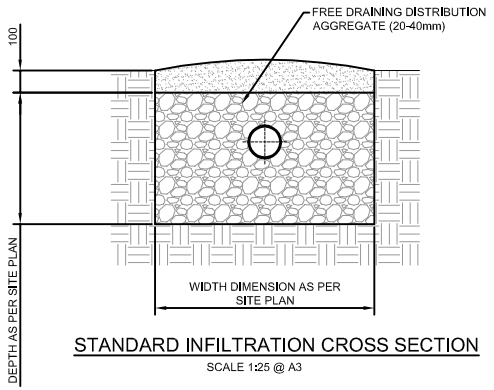
STORMWATER SOAK AWAY DETENTION TRENCH NOTES:

- TRENCH BASE MUST BE EXCAVATED EVENLY AND LEVEL. IN CLAY SOILS, SMEARING OF WALL AND FLOORS OF BED MUST BE AVOIDED. SOILS MUST BE PARALLEL RAKED AND TREATED WITH GYPSUM AT A RATE OF 1KG/M2.
- PVC PIPE SLOTTED IN THE 8 AND 4 O'CLOCK POSITIONS TO BE PLACED ON TOP OF AGGREGATE AS SHOWN. THE PIPE MUST BE LEVEL TO ENSURE FLOW OF STORMWATER TO ALL AREAS OF TRENCH. FAILURE TO ENSURE THIS MAY CAUSE PREFERENTIAL OVERLOADING OF THE TRENCH AND THE POTENTIAL FOR TRENCH OVERFLOW.
- DRAINAGE AGGREGATE SHOULD BE COVERED WITH GEOFABRIC/GEOTEXTILE FILTER CLOTH.
- BACKFILL TRENCH WITH 100mm MINIMUM ABOVE ORIGINAL GROUND SURFACE LEVEL WITH A FINE-TEXTURED SOIL MATERIAL SUCH AS SILT LOAM.
- AN INSPECTION OUTLET SHOULD BE PLACED ON EACH DISTRIBUTION PIPE.
- VEHICLES AND LIVESTOCK SHOULD BE EXCLUDED FROM TRENCH AREA.



STANDARD INFILTRATION LONG SECTION

SCALE 1:25 @ A3



STANDARD INFILTRATION CROSS SECTION

SCALE 1:25 @ A3

Appendix A

Borehole Logs

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ENGINEERING BOREHOLE LOG: BH01

Client : Prime Design Tasmania Pty Ltd
Project : Site Classification and On-site Stormwater Design
Location : Lot 32, 26 Wrinklers Drive, Scamander

Easting : 0.00
Northing : 0.00
Inclination : -90deg
Azimuth :

Sheet : 1 OF 1
Job No : GL25617A
Logged : Anne Foster
Logged Date : 15/10/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing: DCP	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT				3			SW	TOPSOIL - SAND - medium to coarse grained, dark grey, with low plasticity silt, root fibres	M	L	
				3							
				3	0.25		SW	SAND - medium to coarse grained, grey,	M	MD	
				4							
				4							
				9	0.50						
				>20			SM	Silty SAND - medium to coarse grained, brown,	M-D	VD	
					0.75						
					1.00						
					1.25						
					1.50						
							CI	Sandy CLAY - medium plasticity, brown, medium to coarse grained sand,	M	St	w ~ PL
					1.75						
							SM	Silty SAND - medium to coarse grained, white mottled brown, trace fine to medium gravel,	M-D	MD	
								BH01 Terminated at 2 m			

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ENGINEERING BOREHOLE LOG: BH02

Client : Prime Design Tasmania Pty Ltd
Project : Site Classification and On-site Stormwater Design
Location : Lot 32, 26 Wrinklers Drive, Scamander

Easting : 0.00
Northing : 0.00
Inclination : -90deg
Azimuth :

Sheet : 1 OF 1
Job No : GL25617A
Logged : Anne Foster
Logged Date : 15/10/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT					0.25		SW	TOPSOIL - SAND - medium to coarse grained, dark grey, with low plasticity silt, organics	M	MD	
							SW	SAND - medium to coarse grained, grey,	M	MD	
					0.50						
					0.75		SC	Clayey SAND - medium to coarse grained, brown,	M	MD	
					1.00						
					1.25		CL	Sandy CLAY - low plasticity, yellow brown, medium to coarse grained sand,	M	St	w < PL
								BH02 Terminated at 1.5 m			

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ENGINEERING BOREHOLE LOG: BH03

Client : Prime Design Tasmania Pty Ltd
Project : Site Classification and On-site Stormwater Design
Location : Lot 32, 26 Wrinklers Drive, Scamander

Easting : 0.00
Northing : 0.00
Inclination : -90deg
Azimuth :

Sheet : 1 OF 1
Job No : GL25617A
Logged : Anne Foster
Logged Date : 15/10/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT					0.25		.	FILL - SAND - medium to coarse grained, brown, with low plasticity silt, Organics	M	MD	FILL
					0.50		SP	SAND - medium grained, pale brown, with fine to medium gravel,	M	MD	NATURAL
			D		0.75		CL	Sandy CLAY - low plasticity, orange brown, medium to coarse grained sand, trace fine gravel,	M	VSt	w ~ PL
				134	1.00						
					1.25						
					1.50						
					1.75		SC	Clayey SAND - medium to coarse grained, yellow brown, with fine gravel,	M-D	D	
								BH03 Terminated at 2 m			

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Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

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

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

TERM	Description
U_{50}	Undisturbed sample 50 mm diameter
U_{63}	Undisturbed sample 63 mm diameter
U_{81}	Undisturbed sample 81 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N_C	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B_S	Bulk sample
E	Environmental Sample
R	Refusal – Material cannot be penetrated
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

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Soil Description Explanation Sheet (1of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

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

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

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

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely Weathered material	Material is weathered to such an extent that it has soil properties. Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

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

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Soil Description Explanation Sheet (2 of 2)

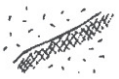
SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

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

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

Appendix B

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Prime Design Tasmania Pty Ltd *Owner /Agent*
10 Goodman Court *Address*
Invermay Tas 7248 *Suburb/postcode*

Qualified person details:

Qualified person: Tony Barriera - Geoton Pty. Ltd.
Address: PO Box 522 Phone No: 03 6326 5001
Prospect Tas 7250 Fax No:
Licence No: CC6220 P Email address: admin@geoton.com.au

Qualifications and Insurance details: Tony Barriera – BEng, MSc CPEng, NER – IEAust 471929 Civil, Geotechnical Certain Underwriters at Lloyd's- About Underwriting
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

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

Details of work:

Address: Lot 32, 26 Wrinklers Drive Lot No: 32
Scamander Tas 7215 Certificate of title No: 188325/32

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

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

Certificate details:

Certificate type: Foundation Site Classification – AS2870
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

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

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

or

a building, temporary structure or plumbing installation: ☒

In issuing this certificate the following matters are relevant –

Documents:	Geoton Pty Ltd, Report Reference No. GL25617Ab, dated 24/10/2025
Relevant calculations:	Refer to report
References:	AS 2870 – 2011 Residential Slabs and Footings Construction AS 4055 – 2021 Wind Loads for Housing CSIRO Building Technical File 18

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

Site Classification in accordance with AS2870 - 2011
Wind Loading in accordance with AS 4055 - 2021
Findings and recommendations of report

Scope and/or Limitations

The classification applies to the site as investigated at the time and does not account for any future alteration to foundation conditions resulting from earthworks, drainage condition changes or site maintenance variations.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GL25617Ab	24/10/2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Prime Design Tasmania Pty Ltd *Owner name*
10 Goodman Court *Address*
Invermay Tas 7248 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Prime Design Tasmania Pty Ltd
Designer's project reference No. GL25617Ab
Address: Lot 32, 26 Wrinklers Drive
Lot No: 188325/32
Scamander Tas 7215

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

Description of work:

New building
Onsite Stormwater Drainage Design

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

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

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

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

Other details:
All design documents provided in Report GL25617Ab, dated 24/10/2025

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

All design documents are contained within report

AS/NZS 3500.3 - 2021 Stormwater Drainage

Any other relevant documentation:

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		24/10/2025
Licence No:	CC6220P		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		24/10/2025