GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **536 Okehampton Road, Triabunna**
CT 178990/1

PROPOSAL: **Residential - Dwelling, Swimming Pool & Associated Works & Change of Use Existing Dwelling to Visitor Accommodation**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 11 November 2026.

APPLICANT:	**All Urban Planning**
DATE:	**18/09/2026**
APPLICATION NO:	**DA 2026 / 169**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Okehampton Pastoral Pty Ltd		
Contact person: (if different from applicant)	C/- Frazer Read, All Urban Planning		
Address:	19 Mawhera Avenue		
Suburb:	Sandy Bay	Post Code:	7005
Email:	frazer@allurbanplanning.com.au	Phone: / Mobile:	0400109582

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	536 Okehampton Road		
Suburb:	Triabunna	Post Code:	7190
Size of site: (m^2 or Ha)	598.5ha		
Certificate of Title(s):	178990/1		
Current use of site:	Agriculture		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	New house, swimming pool and associated works and conversion of existing house to visitor accommodation
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	$
Is the property on the State Heritage Register? (Circle one)	☐ Yes / No ☑

For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

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Applicant Declaration

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

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of *the Land Use Planning and Approvals Act 1993.*

Applicant Signature:		Date: 16/9/2026	

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

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Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- [x] a signed application form;
- [ ] any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- [x] details of the location of the proposed use or development;
- [x] a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- [x] a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- [x] any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- [x] a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- [x] where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
178990	1
EDITION	DATE OF ISSUE
2	23-Aug-2024

SEARCH DATE : 14-Sept-2026
SEARCH TIME : 05.25 am

DESCRIPTION OF LAND

Parish of TRIABUNNA Land District of PEMBROKE
Lot 1 on Sealed Plan 178990
Derivation : Part of 1560 Acres Gtd. to T D Lord, Part of 102 Acres Gtd. to T D Lord and Whole of Lot 1000, 7124m2 on Sealed Plan 178990, The Crown
Prior CTs 155176/2 and 178990/1000

SCHEDULE 1

N204257 TRANSFER to OKEHAMPTON PASTORAL PTY LTD Registered 23-Aug-2024 at noon

SCHEDULE 2

M840091 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
M840096 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
SP178990 EASEMENTS in Schedule of Easements
M840096 FENCING PROVISION in Transfer
C880059 INSTRUMENT creating Restrictive Covenants pursuant to section 34 Nature Conservation Act 2002 (affecting part of the said land within described) Registered 20-Oct-2009 at noon
N209036 MORTGAGE to Commonwealth Bank of Australia Registered 23-Aug-2024 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER CAPE HERBERT PTY LTD
THE CROWN

FOLIO REFERENCE F/R 155176/2;
SECTION 27A APPL. (M840091)

GRANTEE PART OF 1560 ACRES AND PART OF 102 ACRES GRANTED TO THOMAS DAUNT LORD & WHOLE OF LOT 1000 (7124m²) THE CROWN (SP178990)

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0418-120-796

LAND DISTRICT OF PEMBROKE
PARISH OF TRIABUNNA

SCALE 1: 15,000 LENGTHS IN METRES

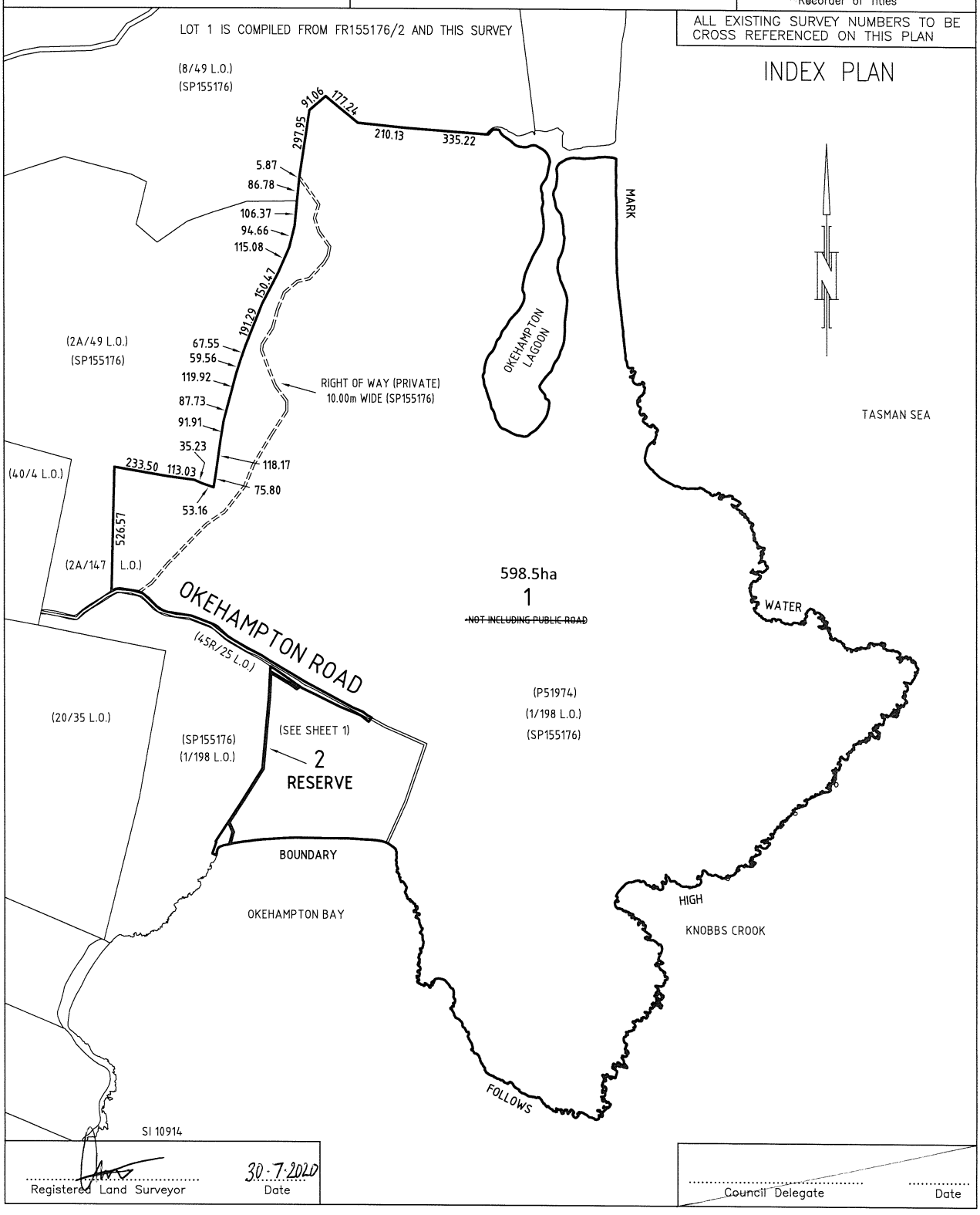
REGISTERED NUMBER
SP178990

~~APPROVED~~
EFFECTIVE FROM 30 MAR 2021
Recorder of Titles

LOT 1 IS COMPILED FROM FR155176/2 AND THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN



Registered Land Surveyor — Date 30.7.2020

Council Delegate — Date

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 1 OF 1 SHEETS

OWNER: CAPE HERBERT PTY LTD
THE CROWN

FOLIO REFERENCE: F/R 155176/2
SECTION 27A APPL. (M840091)
SCALE 1: 3,000 LENGTH IN METRES

Registered Number
SP 178990

SIGNED FOR IDENTIFICATION PURPOSES

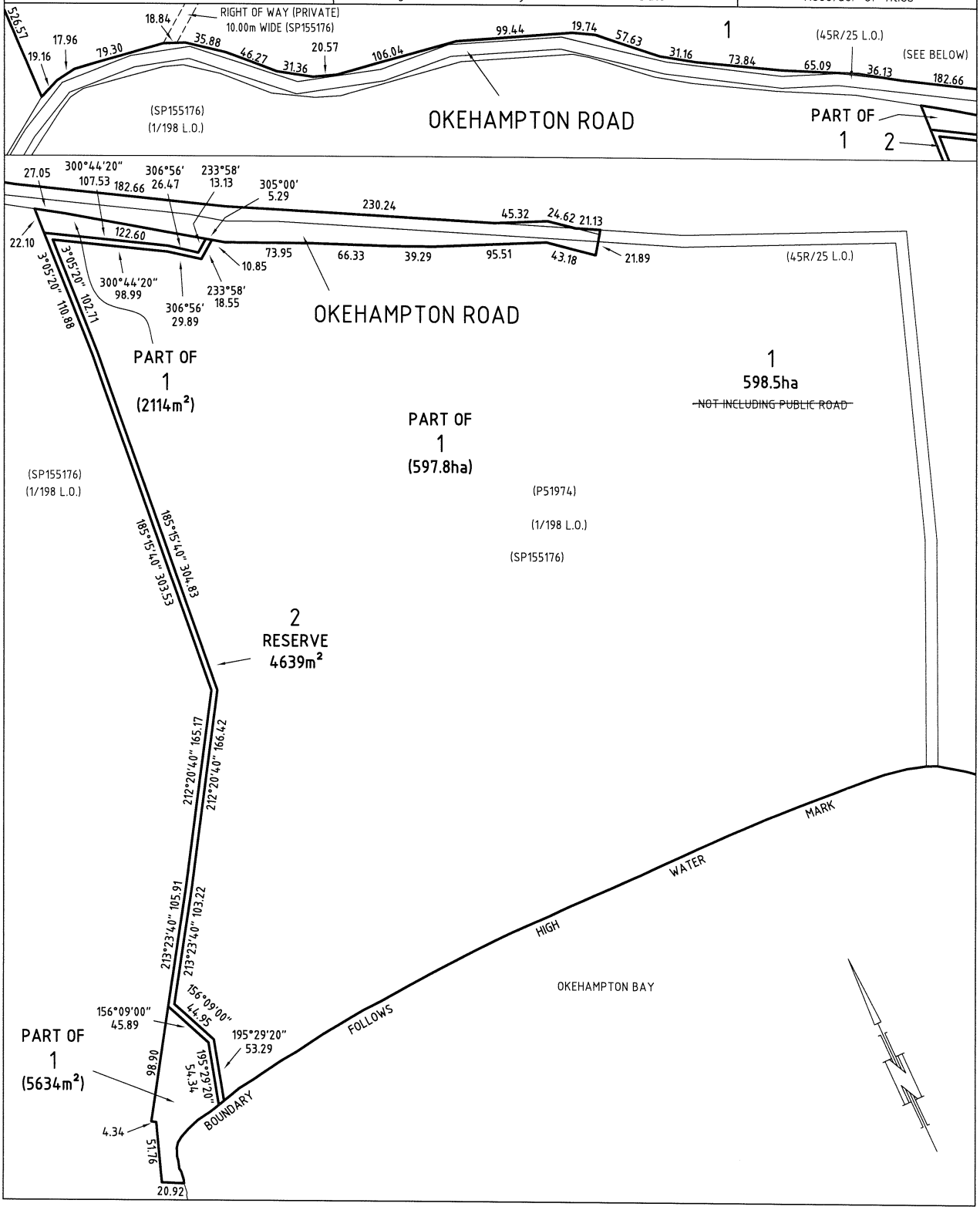
N/A
Council Delegate ..... Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor ..... 30.7.2020 Date

~~APPROVED~~
EFFECTIVE FROM 30 MAR 2021

Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178990

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is subject to a Right of Carriageway over the land marked RIGHT OF WAY (PRIVATE) 10.00m WIDE shown on the Plan (appurtenant to Lot 1 on Sealed Plan 155176).

Signed by Timothy William Baker .
being and as Director General of Lands.
and pursuant to an Instrument of ~~Authorisation~~ Delegation dated 6 August 2019 .
in the presence of:

....
Signature of witness Signature

.....
Name of witness (block letters)

JOSEPHINE DOERING
.....EXECUTIVE OFFICER
Address of witness 134 MACQUARIE ST
HOBART TAS 7000

.....
Occupation

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown and Cape Herbert Pty Ltd FOLIO REF: 155176/2 SOLICITOR & REFERENCE: Crown Solicitor (OCS 15895-20 CWB)	PLAN SEALED BY: THE CROWN DATE: .... REF NO. ..... Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

AllUrbanPlanning PTY LTD

Planning Report
New Dwelling
Okehampton



16 September 2026

19 Mawhera Ave, Sandy Bay Tasmania 7005 **Call** 0400 109 582
Email frazer@allurbanplanning.com.au **allurbanplanning.com.au**

Cover photo: Vi Va Design Architecture

Version Control			
Version	**Author**	**Date**	**Changes**
01	Frazer Read	16 September 2026	

Table of contents

1. Introduction 3
   - 1.1 Site & Surrounds 3
   - 1.2 Title Information 4
   - 1.3 Access 5
   - 1.4 Conservation Covenants 5
2. Proposal 6
3. The Planning Scheme 8
   - 3.1 Zoning 9
   - 3.2 Use Table 11
   - 3.3 Use Standards 11
   - 3.4 Development Standards for Buildings and Works 14
4. Planning Scheme Codes 16
   - 4.1 Parking and Sustainable Transport Code 17
   - 4.2 Local Historic Heritage Code 20
   - 4.3 Natural Assets Code 20
   - 4.4 Scenic Protection Code 21
   - 4.5 Coastal Erosion Hazard Code 21
   - 4.6 Bushfire-Prone Areas Hazard Code 22
   - 4.7 Landslip Hazard Code 22
5. Conclusion 24

1. Introduction

All Urban Planning Pty Ltd has been engaged by Okehampton Pastoral Pty Ltd to prepare the following Planning Report for a rural dwelling on the Okehampton property under the Glamorgan Spring Bay Local Provisions Schedule of the Tasmanian Planning Scheme (planning scheme).

1.1 Site & Surrounds

The proposal relates to the rural property know as 'Okehampton' at 536 Okehampton Road, Triabunna. The land is contained in certificates of title 178990/1 and 155176/1 and has a combined area of 1,385.1 ha. The proposed dwelling is to be constructed on the coastal title, CT 178990/1.

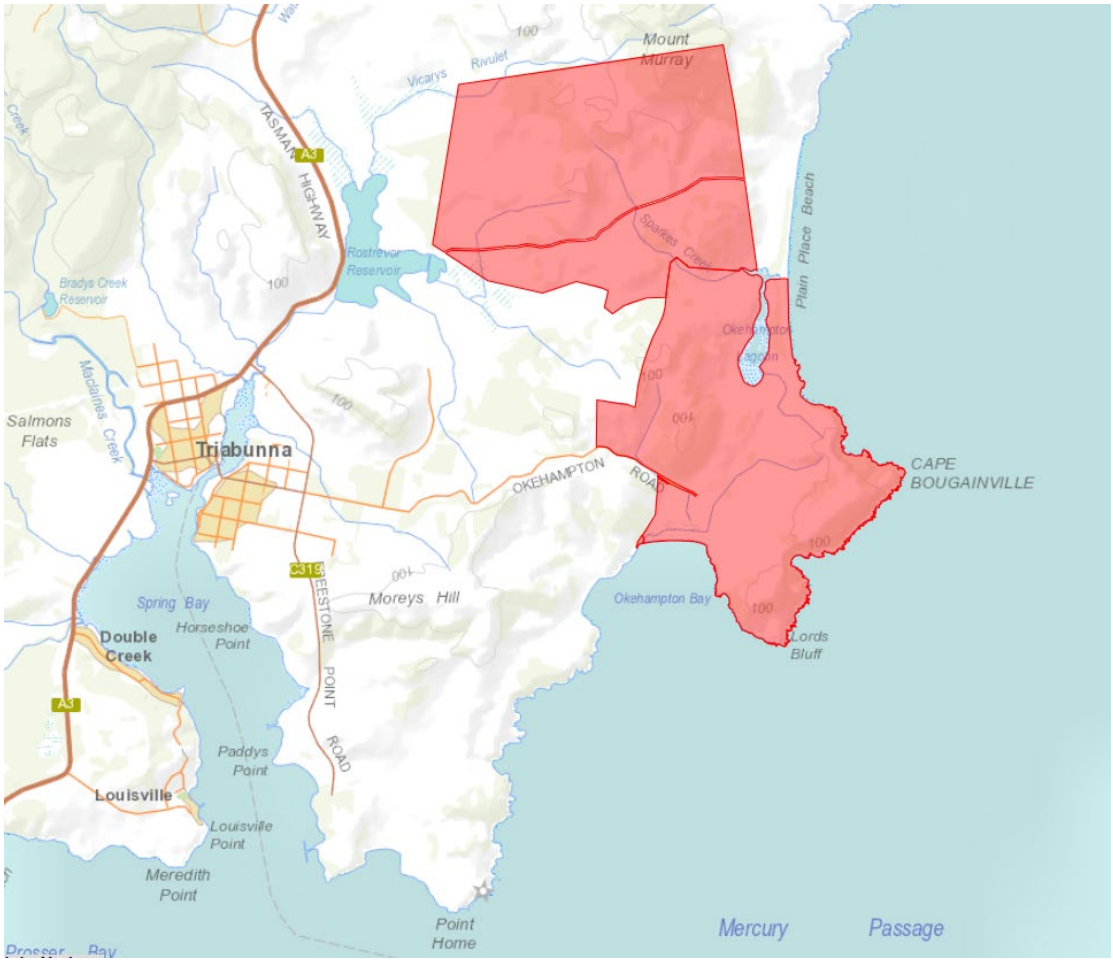


Figure 1– Location Plan (theLIST.tas.gov.au)



Figure 2 – Location Plan (Source: theLIST.tas.gov.au)

1.2 Title Information

The property includes the following land:

Address	Title	Approx Area	Owner
536 Okehampton Road (the coastal title)	178990/1	598.3ha	Okehampton Pastoral Pty Ltd
536 Okehampton Road (the paddock title)	155176/1	786.8ha	Okehampton Pastoral Pty Ltd

This application relates exclusively to the coastal title, CT 178990/1.

1.3 Access

CT 178990/1 has frontage to the Council Road Casement of Okehampton Road (CT 155176/8) shown in Figure 3 below.



Figure 3 - Okehampton Road Council Road Casement CT 155176/8 (Source: theLIST)

1.4 Conservation Covenants

The site is subject to a restrictive covenant under section 34 of the Nature Conservation Act 2002 as set out in dealing C880059. This includes 27.89ha along the steep wooded coastal escarpment between Cape Bougainville and Knobs Crook on the coastal title as shown in Figure 4 below.



Figure 4 - Conservation Covenant areas (Source theLIST.tas.gov.au)

The purpose of the covenant is to protect the Natural Values of the land. Clause 4.2 of the agreement prevents the following activities on the land:

- Use of fertiliser
- Subdivision of the Land
- Introduction of foreign material except for emergency or maintenance purposes
- Off road use of vehicles except for emergency purposes, maintenance of fences or infrastructure or for mustering stock
- Use of effluent of any kind for irrigation purposes
- Lighting of fires other than for fire hazard reduction
- Control of native animals
- Use of herbicides
- Removal or disturbance of soil, rock or other mineral resources
- Planting of any plants
- Building or placement of infrastructure, fences or carriageways
- Interference with the natural flow of water
- Clearance of native vegetation
- Introduction of exotic species

Clause 4.3 of the covenant also requires the owner:

- To make best endeavours to ensure that exotic species that threaten the Natural Values of the Land do not become established
- To use best endeavours to eliminate or control exotic species
- Observe reasonable fire management practices
- To maintain fences if necessary to protect the Natural Values of the Land
- Use best endeavours to protect the Natural Values of the Land

The covenant does not impose any restriction on the site beyond the extent of the covenant area. The proposed dwelling and associated works are located outside this covenanted area.

2. Proposal

The proposal comprises the construction of a new dwelling near Cape Bougainville together with the conversion of the existing farmhouse on the property to Visitor Accommodation.

It is proposed to construct a new, four-bedroom, two storey single dwelling in the northeastern end of the site near Cape Bougainville. The dwelling will be accessed via an extended farm access road from the end of Okehampton Road that currently services the northeastern part of the property.

A swimming pool and adjacent deck area is to be sited downslope and to the north of the dwelling.

The dwelling includes an aerated wastewater treatment system (AWTS) downslope to the northwest.

The existing three-bedroom farmhouse on the site will be converted to visitor accommodation.



Figure 5 – Proposed house site (Source: theList)

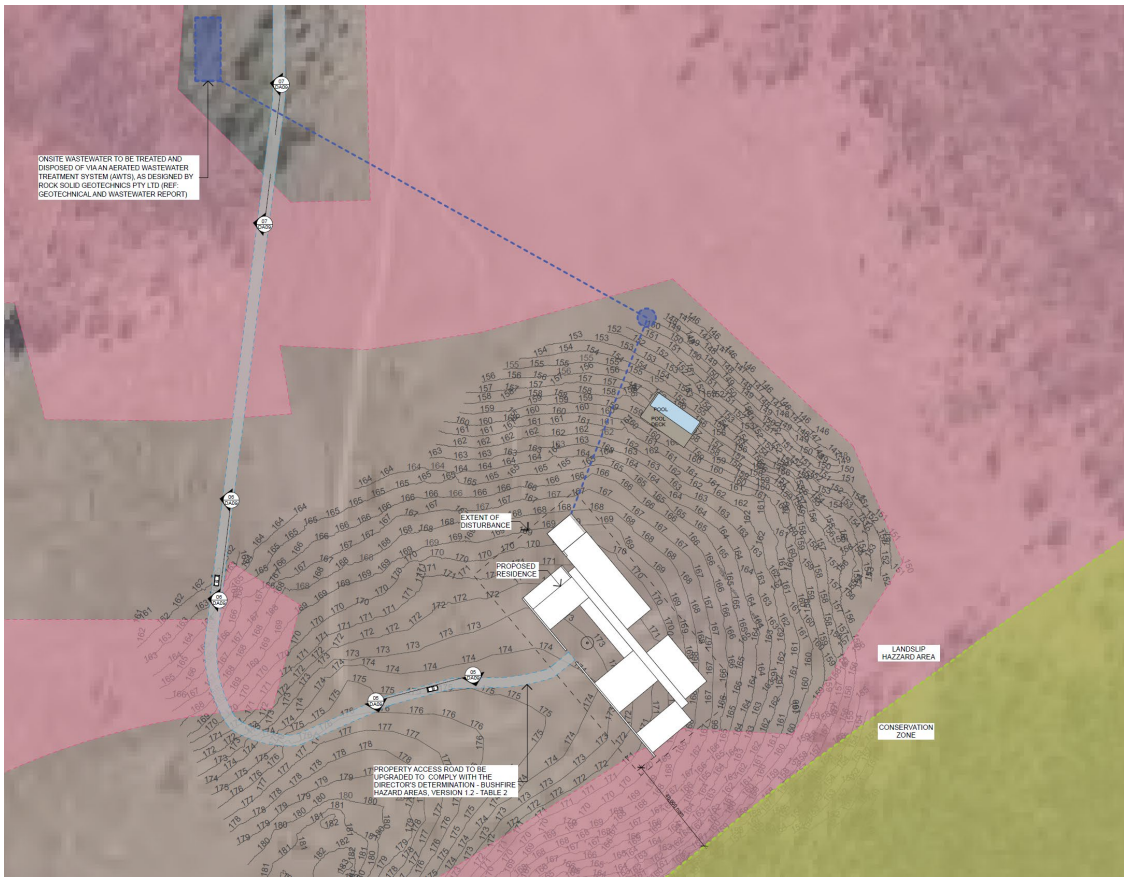


Figure 6 - Site Plan (Source: Vi Va Design Architecture)

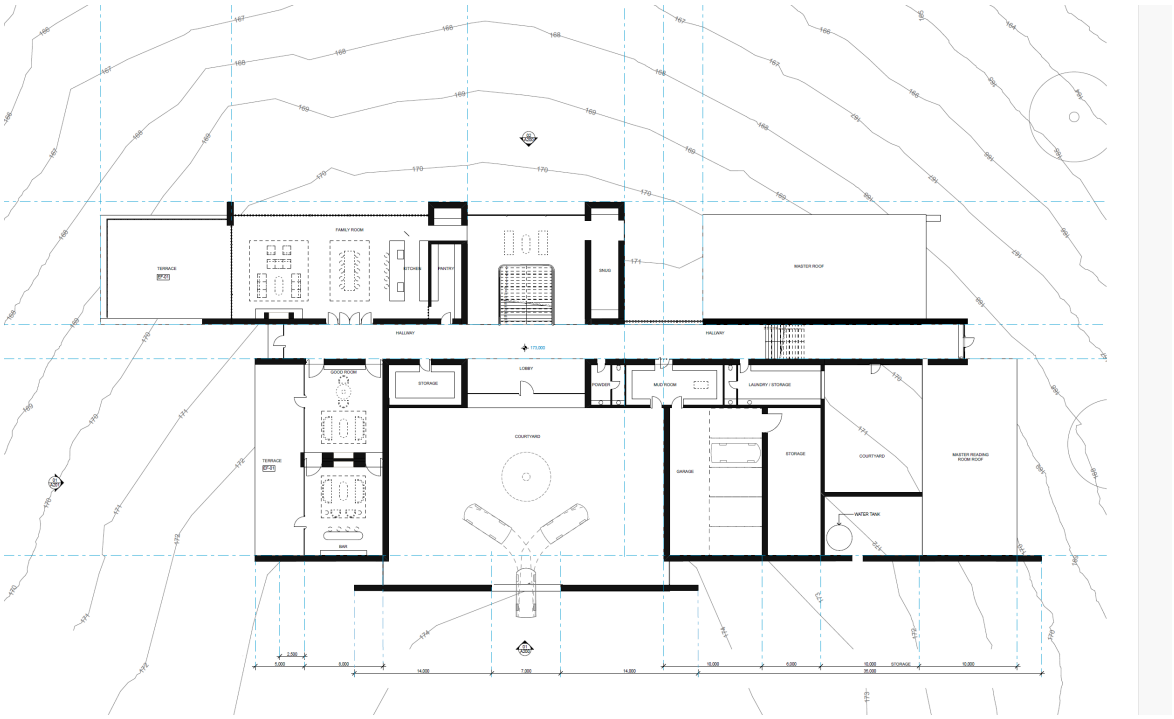


Figure 7 – Proposed Ground Floor Plan (Source: Vi Va Design Architecture)



Figure 8 – Conceptual section drawing showing the building inserted in the ground (Source: Vi Va Design Architecture)

3. The Planning Scheme

Under Clause 6.10.1 of the planning scheme the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with ss57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

A standard is applicable if the site is within the relevant zone, specific area plan or an area where a site-specific qualification applies and the standard deals with a matter that could affect or be affected by the proposed development; cl.5.6.2.

A standard is defined to mean the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or corresponding performance criterion.

Compliance with a standard is achieved by complying with either the acceptable solution or corresponding performance criterion; cl.5.6.3.

The objective of the standard may be considered to help determine whether the proposed use or development complies with the performance criterion of that standard; cl.5.6.4.

Discretionary uses are to be determined with regard to the zone purpose, any relevant local area objective for the applicable zone, the purpose of any applicable code and any relevant specific area plan purpose or local area objective of an applicable specific area plan; cl.6.10.2.

3.1 Zoning

The land is zoned Rural.

The Zone Purpose Statements under Clause 20.1 are as follows:

20.1.1 To provide for a range of use or development in a rural location:

(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;

(b) that requires a rural location for operational reasons;

(c) is compatible with agricultural use if occurring on agricultural land;

(d) minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

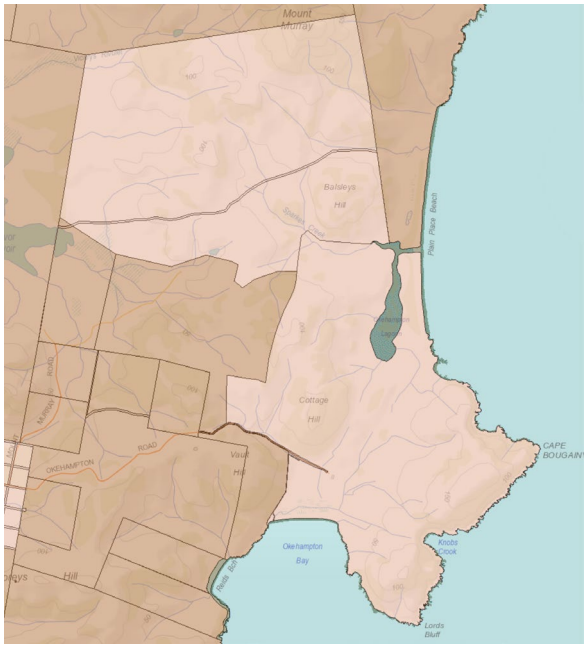


Figure 9 - Planning Scheme Zoning (Source: theLIST.tas.gov.au)

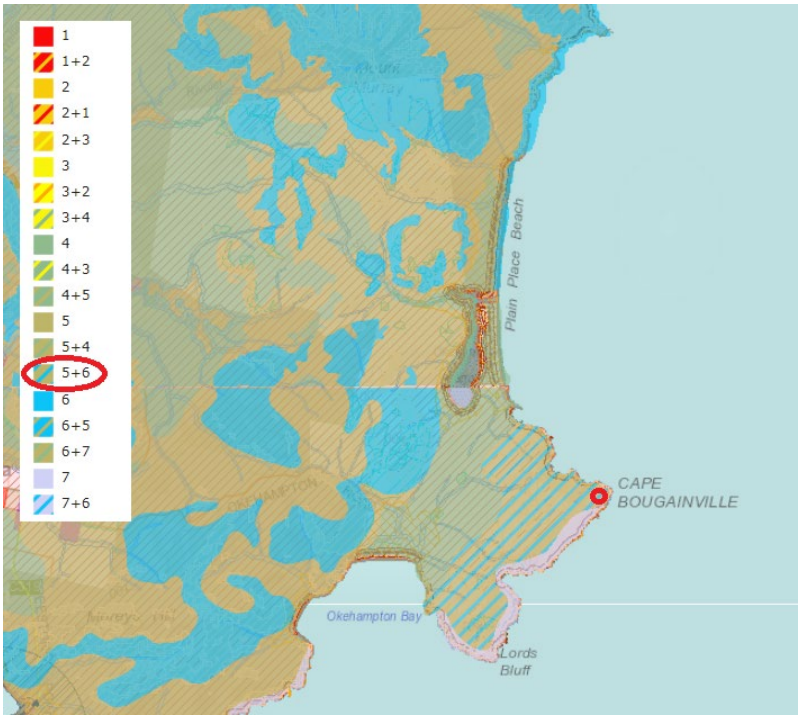


Figure 10 -The proposed house site is identified as Class 5 +6 agricultural land (Source: Land Capability overlay, theLIST)

3.2 Use Table

Residential use for a single dwelling is a Discretionary Use in the zone in cases such as this where there is no restriction on dwellings by way of a Section 71, Part 5 agreement on title.

The conversion of the existing farmhouse to visitor accommodation is a Permitted Use.

3.3 Use Standards

Discretionary Uses (20.3.1)

Objective:

That the location, scale and intensity of a use listed as Discretionary:

(a) is required for operational reasons;

(b) does not unreasonably confine or restrain the operation of uses on adjoining properties;

(c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and

(d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Acceptable Solution	***Performance Criteria***
A1 *A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:* *(a) the gross floor area does not increase by more than 30% from that existing at the effective date; and* *(b) the development area does not increase by more than 30% from that existing at the effective date.*	***P1*** *A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:* *(a) the nature, scale and intensity of the use;* *(b) the importance or significance of the proposed use for the local community;* *(c) whether the use supports an existing agricultural use;* *(d) whether the use requires close proximity to infrastructure or natural resources; and* *(e) whether the use requires separation from other uses to minimise impacts.*
Assessment: A1/P1 do not relate to the proposed residential use or visitor accommodation use within the existing farmhouse.	
A2 *No Acceptable Solution*	***P2***

	A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: *(a) the location of the proposed use;* *(b) the nature, scale and intensity of the use;* *(c) the likelihood and nature of any adverse impacts on adjoining uses;* *(d) whether the proposed use is required to support a use for security or operational reasons; and* *(e) any off site impacts from adjoining uses.*

Assessment:

The proposed residential use (single dwelling) is to be sited on the elevated bluff area of the coastal title (CT 178990/1), well removed from any adjoining property boundaries or active agricultural operations. The location has been deliberately chosen to avoid any conflict with neighbouring land uses and to minimise intrusion into areas with ongoing or potential agricultural productivity.

In response to each criterion:

(a) Location of the proposed use

The proposed dwelling is situated on a remote and elevated position within the coastal title, ensuring significant spatial separation from any adjoining landholdings. There are no shared boundaries in close proximity to the dwelling site that would result in conflict with surrounding rural uses.

(b) Nature, scale and intensity of the use

The use is for a four-bedroom single dwelling, which is inherently low intensity. The scale of the use is considered compatible with this large agricultural holding and will not generate activity levels that could be considered intrusive or disruptive.

(c) Likelihood and nature of any adverse impacts on adjoining uses

Given the substantial land area (598.3 ha) of the title and separation of over 2.5km to the nearest neighbouring boundary, the proposal will not constrain or restrict existing or future agricultural operations on adjoining properties.

(d) Whether the proposed use is required to support a use for security or operational reasons

The dwelling will support passive surveillance and ongoing management of the broader landholding.

(e) Any off-site impacts from adjoining uses

The dwelling's location over 2.5km from the nearest adjoining boundary avoids areas that might be affected by spray drift, stock movement, or other typical rural operations on neighbouring lots. The extensive separation ensures that any off-site impacts from adjoining agricultural uses will not affect the amenity or functionality of the dwelling.

<table>
<tr><td colspan="2">The proposed discretionary use for a dwelling is considered to comfortably satisfy Performance Criterion P2, as it is well-located, low impact, and avoids any potential to confine or restrict existing uses on adjoining land. It represents an appropriate residential use for this large and diverse rural title.</td></tr>
<tr><td>A3

No Acceptable Solution</td><td>P3

A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:

(a) the nature, scale and intensity of the use;

(b) the local or regional significance of the agricultural land; and

(c) whether agricultural use on adjoining properties will be confined or restrained.</td></tr>
<tr><td colspan="2">Assessment:

The proposed discretionary use for a single dwelling will not result in the loss of productive agricultural land, nor will it compromise the current or future agricultural use of the site or adjoining properties.

In response to the specific considerations:

(a) The nature, scale and intensity of the use

The proposed four bedroom dwelling is of low intensity, comprising a single residential building for private use. It occupies a very small footprint relative to the overall landholding (598.3 ha) and will not introduce any infrastructure or activity that would inhibit broader agricultural operations on the property.

(b) The local or regional significance of the agricultural land

The proposed house site is located on land classified as Class 5 and Class 6 under the Guidelines for the Classification of Agricultural Land in Tasmania (DPIPWE, 1999) (See Figure 10). This land is:

Class 5: Unsuitable for cropping and only marginally suitable for grazing with moderate limitations.

Class 6: Marginal for grazing due to severe limitations such as low fertility, steep slopes, or erosion risk, and is generally best retained under natural vegetation.

As such, the dwelling is not sited on prime or regionally significant agricultural land. It is located on a remote, lower-quality part of the title, thereby minimising any potential conversion of productive land to non-agricultural use.

The proposed dwelling will result in only a very minor conversion of agricultural land and will not result in the loss of land of significant agricultural value.

(c) Whether agricultural use on adjoining properties will be confined or restrained

The dwelling is well-separated (over 2.5km) from adjoining properties, with no shared boundary constraints or proximity issues. Its location ensures that it will not confine, restrict or introduce land use conflict with current or potential agricultural activities on neighbouring lots.</td></tr>
</table>

Having regard to the above factors, the proposed dwelling is considered to satisfy P3. It is appropriately located on marginal land, avoids any adverse impact on the agricultural utility of the holding or surrounding properties, and represents a compatible residential use within a large and varied rural title.	
A4 *No Acceptable Solution*	***P4*** *A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:* *(a) the nature, scale and intensity of the proposed use;* *(b) whether the use will compromise or distort the activity centre hierarchy;* *(c) whether the use could reasonably be located on land zoned for that purpose;* *(d) the capacity of the local road network to accommodate the traffic generated by the use; and* *(e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.*
Assessment: P4 applies to discretionary non-residential uses. The proposed use is for a single dwelling (Residential) and therefore does not require assessment against this criterion. The proposed conversion of the existing farmhouse building to Visitor Accommodation is a Permitted Use and does not require assessment under this Standard.	

3.4 Development Standards for Buildings and Works

20.4.1 Building Height

Objective:

To provide for a building height that:

(a) is necessary for the operation of the use; and

(b) minimises adverse impacts on adjoining properties.

Acceptable Solution	Performance Criteria
A1 *Building height must be not more than 12m.*	***P1*** *Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:* *(a) the proposed height of the building;*

	(b) the bulk and form of the building; *(c) the separation from existing uses on adjoining properties; and* *(d) any buffers created by natural or other features.*
Assessment: The proposed dwelling comfortably complies with the 12m permitted height under A1.	

20.4.2 Setbacks

Objective:

That the siting of buildings minimises potential conflict with use on adjoining sites

Acceptable Solutions	**Performance Criteria**
A1 *A1 Buildings must have a setback from all boundaries of:* *(a) not less than 5m; or* *(b) if the setback of an existing building is within 5m, not less than the existing building.*	***P1*** *Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:* *(a) the bulk and form of the building;* *(b) the nature of existing use on the adjoining properties;* *(c) separation from existing use on the adjoining properties; and* *(d) any buffers created by natural or other features.*
Assessment: The proposed dwelling is substantially greater than 5 m from all title boundaries, including approximately 315 m from the coastal/HWM boundary, and therefore complies with A1.	
A2 *Buildings for a sensitive use must be separated from an Agriculture Zone a distance of:* *(a) not less than 200m; or* *(b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.*	***P2*** *Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:* *(a) the size, shape and topography of the site;* *(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;* *(c) the location of existing buildings on the site;* *(d) the existing and potential use of adjoining properties;*

	(e) any proposed attenuation measures; and (f) any buffers created by natural or other features
Assessment: The proposal complies with A2. The proposed dwelling, a building for a sensitive use, is to be located more than 2.5km from the nearest boundary of the Agriculture Zone, significantly exceeding the minimum 200 metre separation required under clause A2(a).	

20.4.3 Access for new dwellings

Objective:

That new dwellings have appropriate vehicular access to a road maintained by a road authority

Acceptable Solutions	**Performance Criteria**
A1 *New dwellings must be located on lots that have frontage with access to a road maintained by a road authority*	***P1*** *New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to:* *(a) the number of users of the access;* *(b) the length of the access;* *(c) the suitability of the access for use by the occupants of the dwelling;* *(d) the suitability of the access for emergency services vehicles;* *(e) the topography of the site;* *(f) the construction and maintenance of the access;* *(g) the construction, maintenance and usage of the road; and* *(h) any advice from a road authority.*
Assessment: The subject title has frontage with access to Okehampton Road, being a road maintained by the road authority, and therefore complies with A1.	

4. Planning Scheme Codes

The proposed house site is within the following mapped code overlays:

- Bushfire Prone Area

- Low Landslip Hazard Code

The proposal is considered in relation to these and other relevant codes below.

4.1 Parking and Sustainable Transport Code

This Code applies to all use and development.

2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solutions	Performance Criteria
A1 *The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:* *(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;* *(b) the site is contained within a parking precinct plan and subject to Clause C2.7;* *(c) the site is subject to Clause C2.5.5; or* *(d) it relates to an intensification of an existing use or development or a change of use where:* *(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or* *(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:* *N = A + (C- B)*	***P1*** *The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:* *(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;* *(b) the ability of multiple users to share spaces because of:* *(i) variations in car parking demand over time; or* *(ii) efficiencies gained by consolidation of car parking spaces;* *(c) the availability and frequency of public transport within reasonable walking distance of the site;* *(d) the availability and frequency of other transport alternatives;* *(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;* *(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;* *(g) the effect on streetscape; and* *(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.*

N = Number of on-site car parking spaces required *A = Number of existing on site car parking spaces* *B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1* *C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.*	***P1.2*** *The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:* *(a) the nature and intensity of the use and car parking required;* *(b) the size of the dwelling and the number of bedrooms; and* *(c) the pattern of parking in the surrounding area.*
Assessment: Table C2.1 requires 1 parking space per bedroom for a residential use. The proposal includes five garaged carparking spaces for the proposed dwelling and therefore complies. The existing farmhouse conversion for visitor accommodation can comfortably accommodate the requirement for a single space for the three bedrooms.	

2.6 Development Standards

C2.6.1 Construction of parking areas

Objective:

That parking areas are constructed to an appropriate standard.

Acceptable Solutions	**Performance Criteria**
A1 *All parking, access ways, manoeuvring and circulation spaces must:* *(a) be constructed with a durable all weather pavement;* *(b) be drained to the public stormwater system, or contain stormwater on the site; and* *(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.*	***P1*** *All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:* *(a) the nature of the use;* *(b) the topography of the land;* *(c) the drainage system available;* *(d) the likelihood of transporting sediment or debris from the site onto a road or public place;* *(e) the likelihood of generating dust; and* *(f) the nature of the proposed surfacing.*
Assessment:	

The proposed extended access will be finished in an all-weather gravel surface with all stormwater drainage contained on site. The proposal complies with A1.

C2.6.2 Design and layout of parking areas

Objective:

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solutions	Performance Criteria
A1.1 *Parking, access ways, manoeuvring and circulation spaces must either:* *(a) comply with the following:* *(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;* *(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;* *(iii) have an access width not less than the requirements in Table C2.2;* *(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;* *(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;* *(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and* *(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or* *(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.*	***P1*** *All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:* *(a) the characteristics of the site;* *(b) the proposed slope, dimensions and layout;* *(c) useability in all weather conditions;* *(d) vehicle and pedestrian traffic safety;* *(e) the nature and use of the development;* *(f) the expected number and type of vehicles;* *(g) the likely use of the parking areas by persons with a disability;* *(h) the nature of traffic in the surrounding area;* *(i) the proposed means of parking delineation; and* *(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.*
Assessment: The access to the new dwelling will have a maximum grade of 9.7degrees and will be constructed to comply with the Director's Determination- Bushfire Hazard Areas, Version 1.2 – Table 2. (See road sections A, B and C on drawing DA09. The proposal complies with A1.1.	

4.2 Local Historic Heritage Code

The property is not listed on the Tasmanian Heritage Register or listed as a Local Heritage Place under the planning scheme. This Code does not apply.

4.3 Natural Assets Code

The proposed dwelling and associated access, swimming pool, services and wastewater treatment area are not located within a priority vegetation area or waterway and coastal protection area.

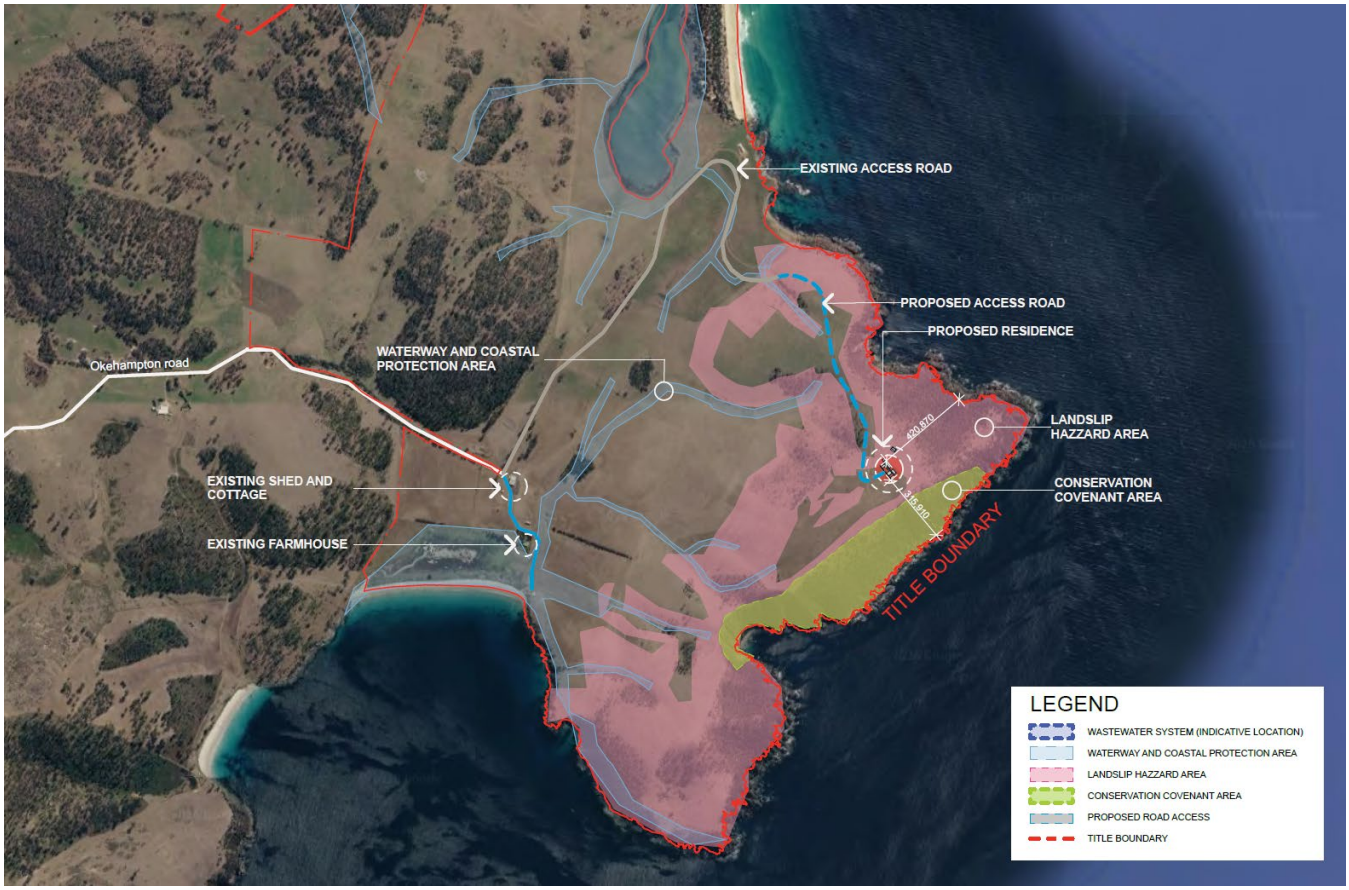


Figure 11 – Site Plan showing planning Landslip Hazard and Waterway and Coastal Protection Overlays (Source: Vi Va Design)



Figure 12 – priority vegetation area (Source: planning scheme)

4.4 Scenic Protection Code

The site is not located within a Scenic Protection Area or Scenic road corridor. This Code therefore does not apply.

4.5 Coastal Erosion Hazard Code

The property is subject to a number of coastal erosion areas including at Okehampton Beach, around the rocky foreshore and around Okehampton Lagoon and as shown in Figure 13 below.

The proposed house site and access road are clear of these areas and this Code therefore does not apply.



Figure 13 – (Source: planning scheme)

4.6 Bushfire-Prone Areas Hazard Code

The proposed dwelling and visitor accommodation uses are not Vulnerable Uses as defined by this code and on the basis that the proposal does not involve subdivision, this code does not apply (C13.2).

4.7 Landslip Hazard Code

The proposal relates to mapped areas under this Code as shown in Figure 14 below. The proposed dwelling site marginally encroaches within a Low Landslip hazard area as do small sections of the access road.

The existing farmhouse to be converted to visitor accommodation, the new wastewater disposal area and the swimming pool for the new dwelling are all to be located outside of the Landslip Area.

The dwelling itself is exempt from the Code under clause C15.4.1(d) to the extent that it comprises building work requiring consent under the Building Act 2016. To the extent that associated access or other works within the mapped hazard area constitute significant works and are not otherwise exempt, those works have been assessed against C15.6.1 below.

C15.6 Development Standards for Buildings and Works

C15.6.1 Building and works within a landslip hazard area

Objective:

That building and works on land within a landslip hazard area can:

(a) minimise the likelihood of triggering a landslip event; and

(b) achieve and maintain a tolerable risk from a landslip.

Development Standard	**Performance Criteria**
A1 *No Acceptable Solution.*	***P1.1*** *Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to:* *(a) the type, form, scale and intended duration of the development;* *(b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures;* *(c) any advice from a State authority, regulated entity or a council; and* *(d) the advice contained in a landslip hazard report.* ***P1.2*** *A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure.* ***P1.3*** *If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.*
Assessment: The accompanying geotechnical and landslide risk assessment has been prepared to address the requirements of this code and confirms that the landslide risk from the proposed works is acceptable.	

5. Conclusion

The proposal involves the construction of a new four-bedroom dwelling and associated access, swimming pool, wastewater infrastructure and works on the coastal title at 536 Okehampton Road, together with the conversion of the existing farmhouse to Visitor Accommodation.

The new dwelling is a Discretionary Residential use within the Rural Zone. This assessment demonstrates that the dwelling is appropriately located on a large rural holding, substantially separated from adjoining properties and agricultural activities, and sited on Class 5 and Class 6 land of limited agricultural capability. The proposal will result in only a minor conversion of agricultural land and will not confine or restrain agricultural use on the subject land or adjoining properties. It is therefore assessed to satisfy the applicable considerations for a Discretionary Use in the Rural Zone.

The proposed development otherwise complies with the applicable development standards of the Rural Zone and the relevant provisions of the Parking and Sustainable Transport Code. The dwelling and associated development are located outside the mapped priority vegetation, waterway and coastal protection and coastal erosion hazard areas. To the extent that associated works are subject to the Landslip Hazard Code, the accompanying geotechnical and landslide risk assessment demonstrates that an acceptable and tolerable level of risk can be achieved.

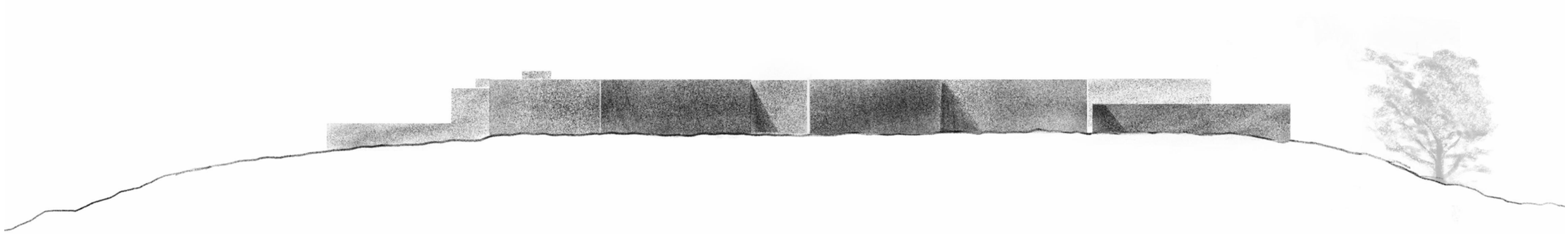
The conversion of the existing farmhouse to Visitor Accommodation is a Permitted use within the Rural Zone.

Having regard to the above assessment, the proposal is considered to satisfy the applicable requirements of the planning scheme and should be approved following public advertising pursuant to Section 57 of the Act.

I would be pleased to discuss as necessary.

Frazer Read

Principal



RESIDENCE | Hilltop House

DRAWING SCHEDULE

NO.	REV	LAYOUT NAME	LAYOUT STATUS
DA01		COVER SHEET	FOR PLANNING APPLICATION
DA02		LOCATION PLAN	FOR PLANNING APPLICATION
DA03		SITE PLAN	FOR PLANNING APPLICATION
DA04		GROUND FLOOR	FOR PLANNING APPLICATION
DA05		LEVEL -1 FLOOR PLAN	FOR PLANNING APPLICATION
DA06		ROOF PLAN	FOR PLANNING APPLICATION
DA07		ELEVATIONS - SHEET 01	FOR PLANNING APPLICATION
DA08		ELEVATIONS - SHEET 02	FOR PLANNING APPLICATION
DA09		SECTIONS	FOR PLANNING APPLICATION

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Project Name
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Triabunna Tasmania 7190

Client
Greg Woolley
Okehampton Pastoral Pty Ltd

Issue	Date	Description	Issue	Date	Description	Issue	Date	Description

Scale 1:1, 1:1.49 @ A3
Date 3/9/2026
Status FOR PRICING

Figured dimensions take precedence to scale readings.
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Drawing no.
DA01

Revision no.

Title
COVER SHEET



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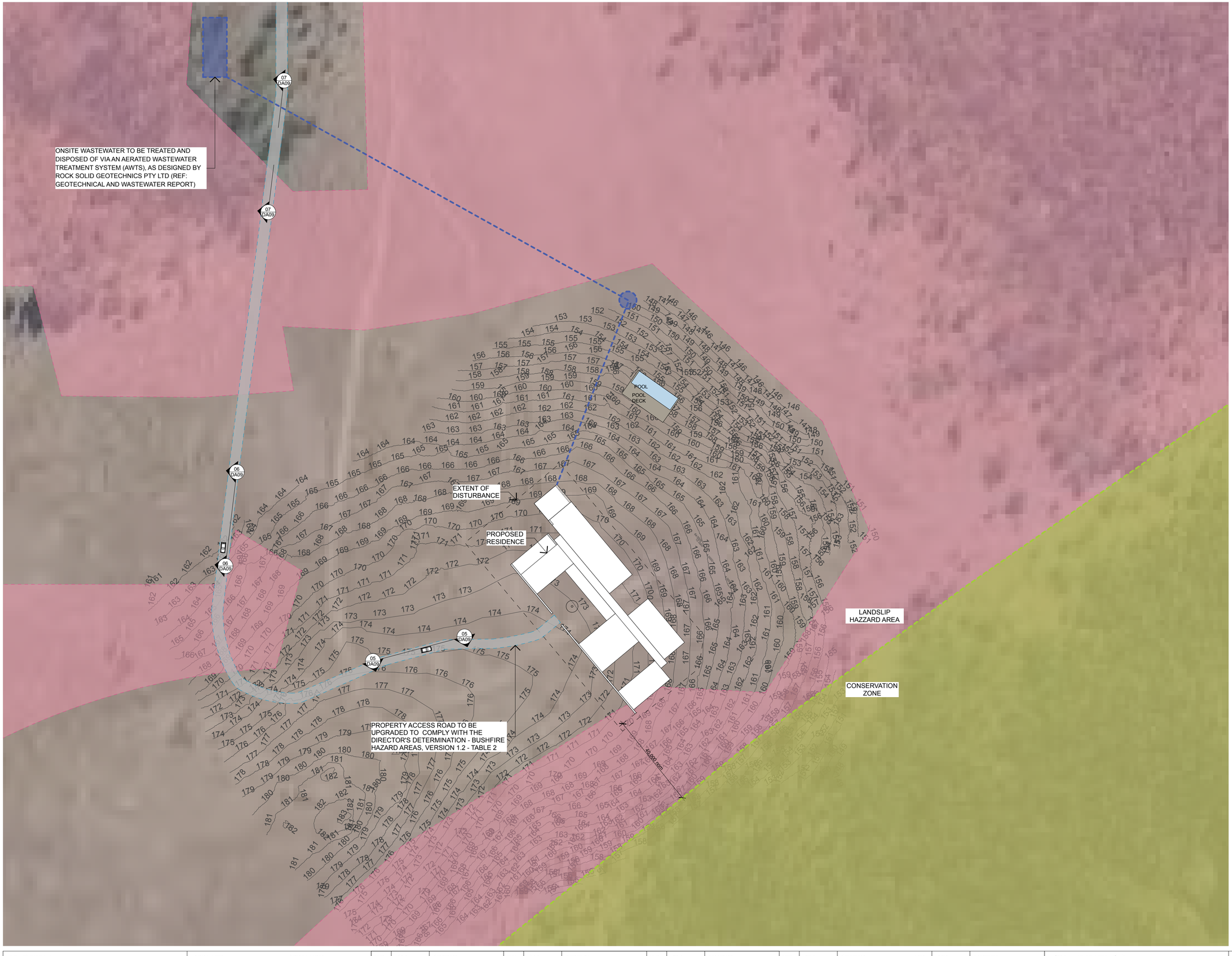
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Drawing no.
DA02

Revision no.

VI VA
DESIGN ARCHITECTURE

Title
LOCATION PLAN



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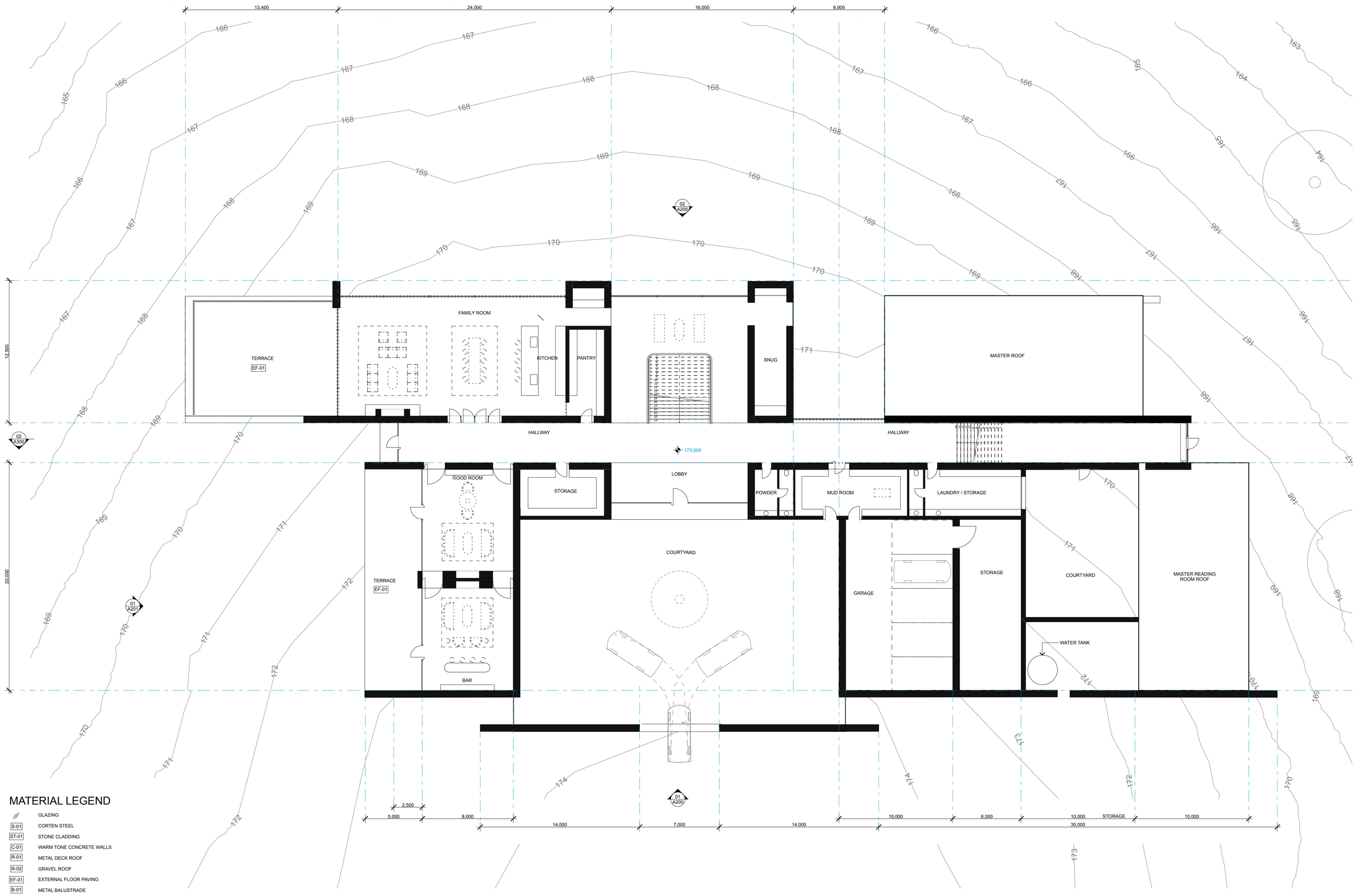
Drawing no.
DA03

Revision no.

Title
SITE PLAN

VI VA
DESIGN ARCHITECTURE

N



MATERIAL LEGEND

	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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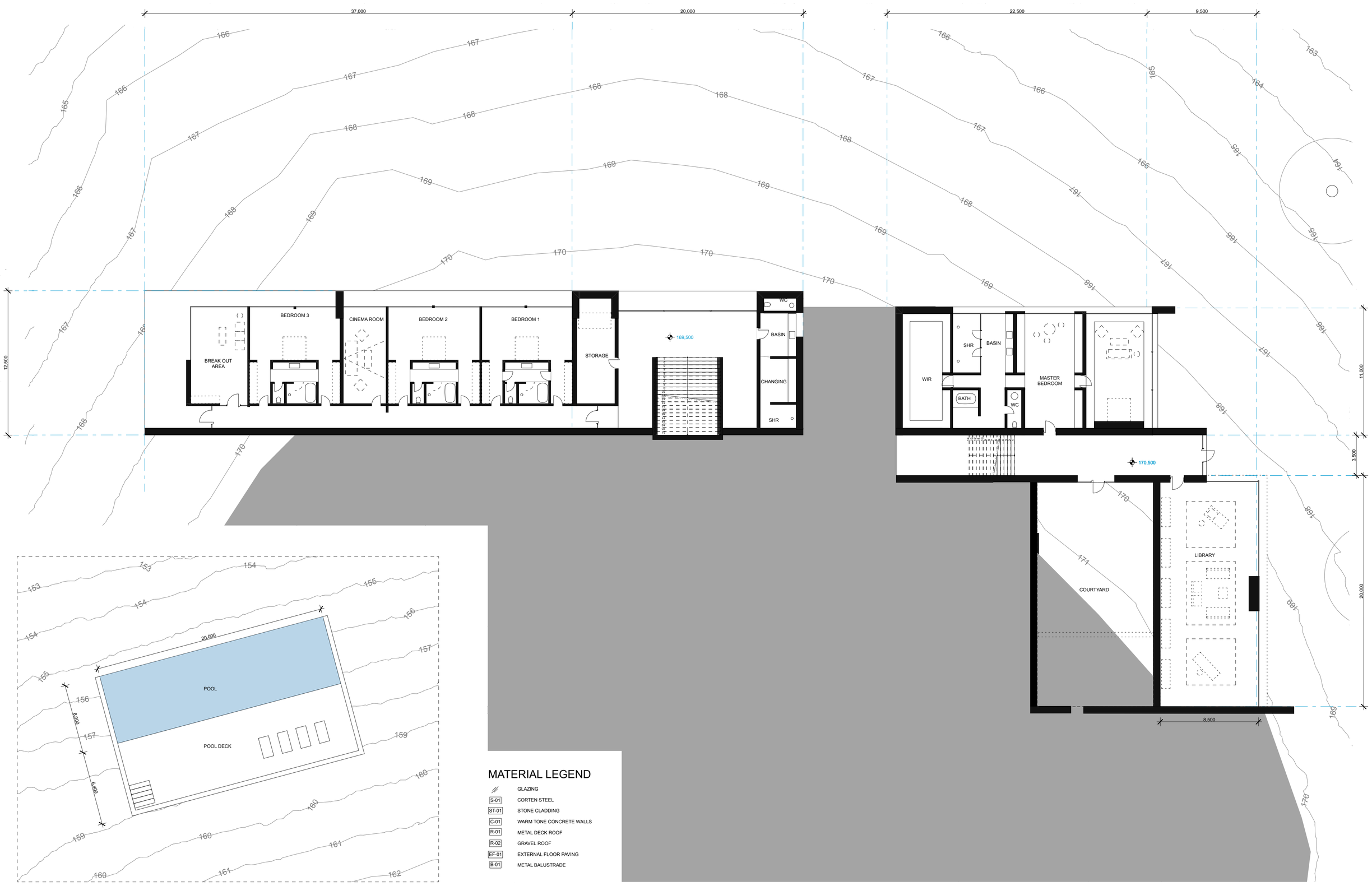
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Drawing no. DA04
Revision no.

VI VA
DESIGN ARCHITECTURE

Title
GROUND FLOOR



06
-

LEVEL -1 POOL
1:200

MATERIAL LEGEND

	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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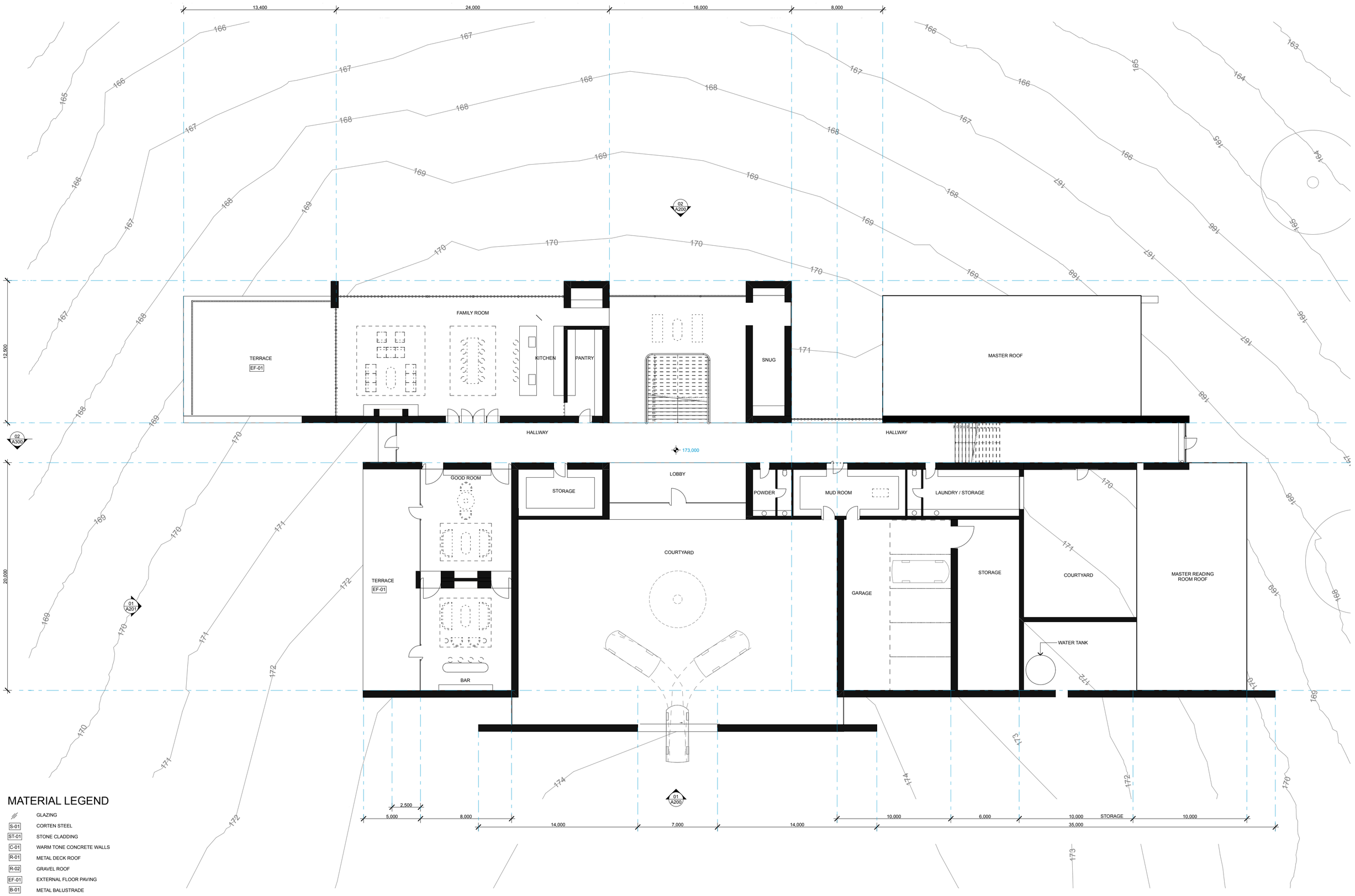
Client
Greg Woolley
Okehampton Pastoral Pty Ltd

Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Issue	Date	Description

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Drawing no. DA05
Revision no.
VI VA DESIGN ARCHITECTURE
Title
LEVEL -1 FLOOR PLAN
N



MATERIAL LEGEND

	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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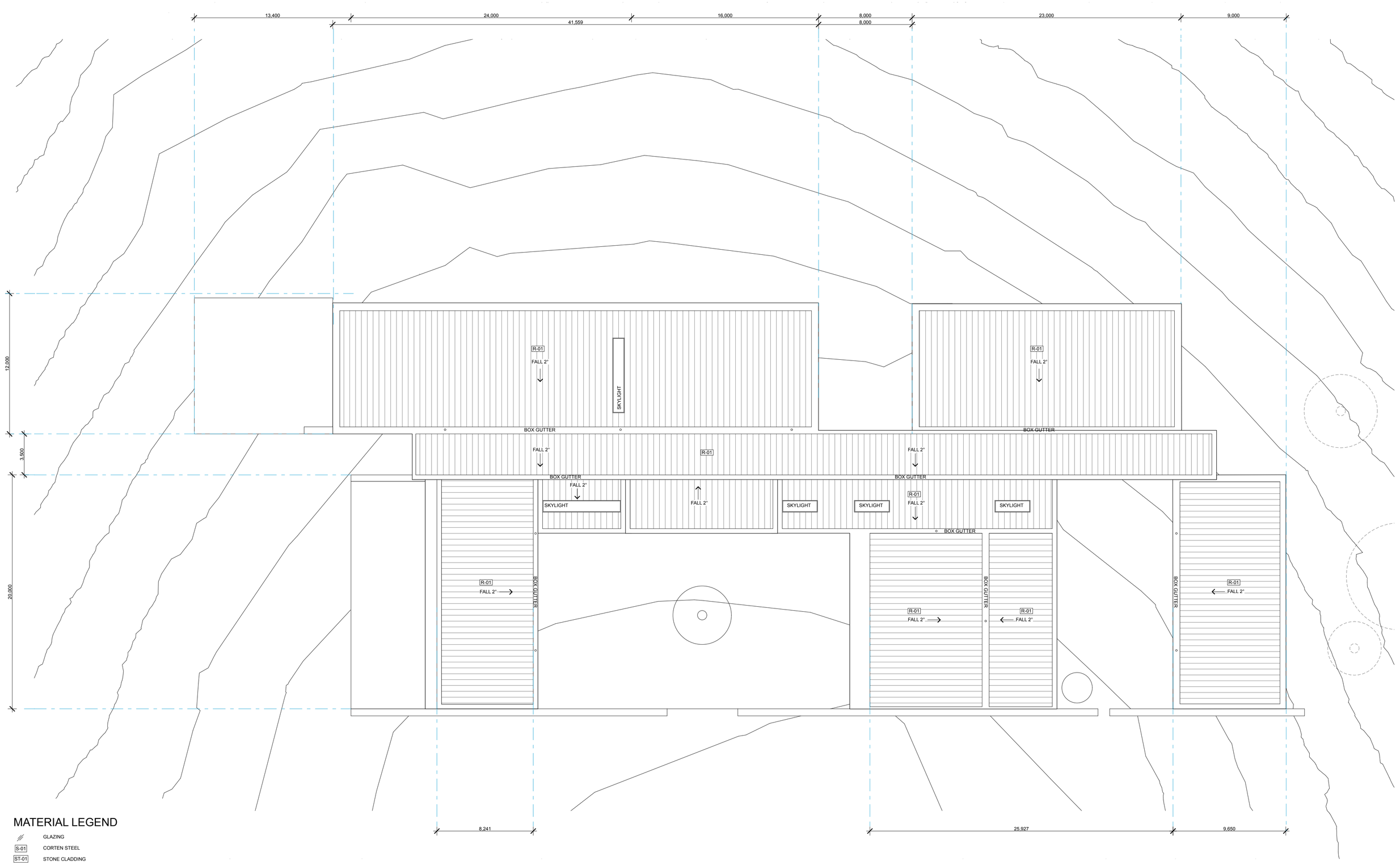
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Drawing no. DA04
Revision no.

VI VA
DESIGN ARCHITECTURE

Title
GROUND FLOOR



MATERIAL LEGEND

	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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Date 3/9/2026
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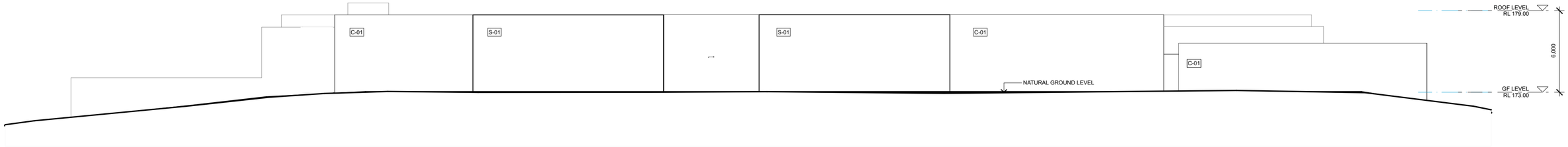
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Revision no.

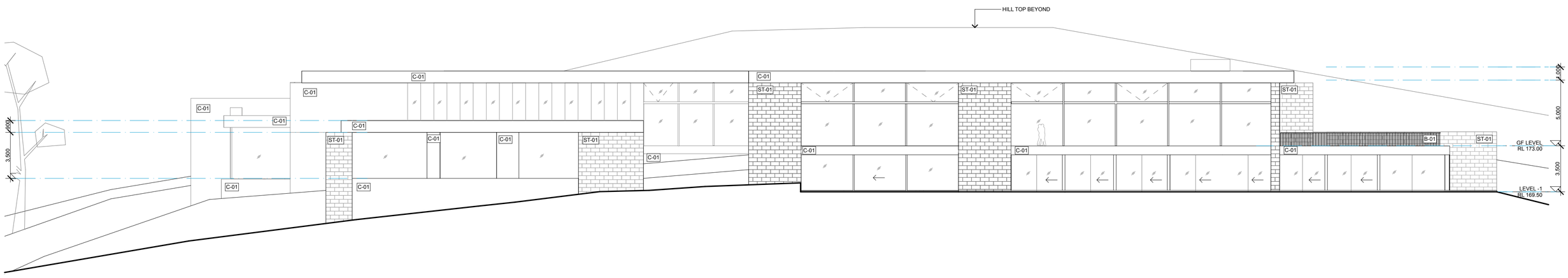
VI VA
DESIGN ARCHITECTURE

Title
ROOF PLAN

N



01 - SOUTHWEST ELEVATION
1:200



02 - NORTHEAST ELEVATION
1:200

MATERIAL LEGEND

///	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
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Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Issue	Date	Description

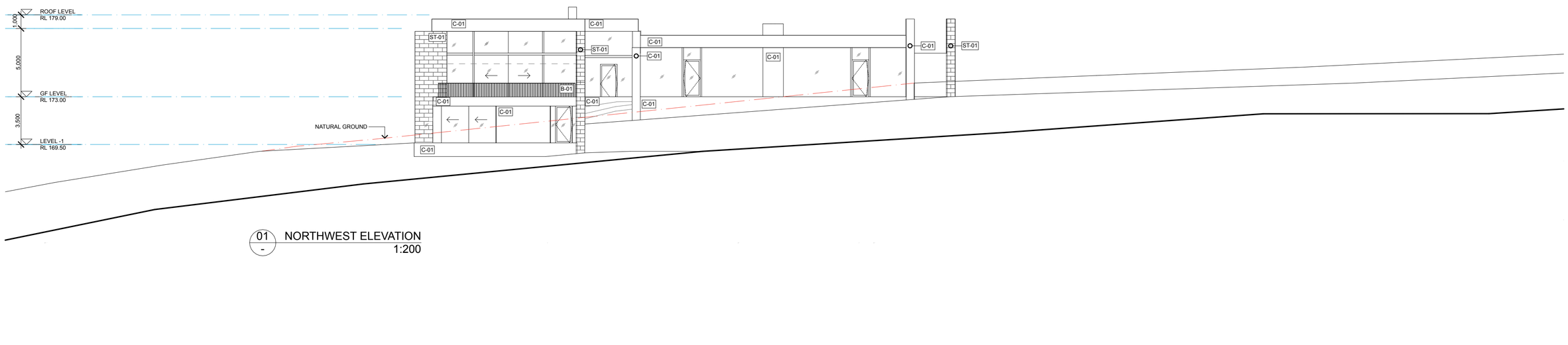
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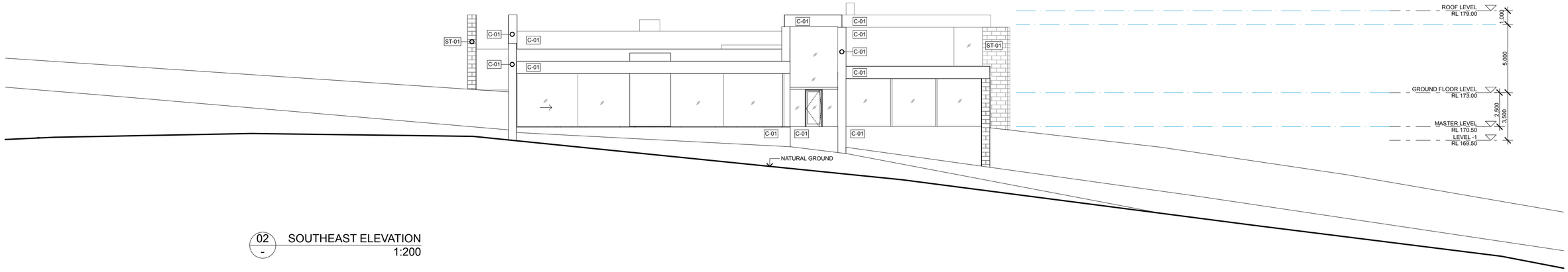
Drawing no. DA07
Revision no.

VI VA
DESIGN ARCHITECTURE

Title
ELEVATIONS - SHEET 01



01 - NORTHWEST ELEVATION
1:200



02 - SOUTHEAST ELEVATION
1:200

MATERIAL LEGEND

	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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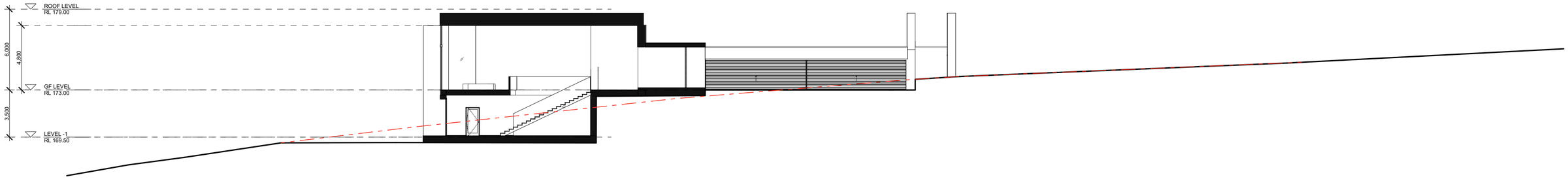
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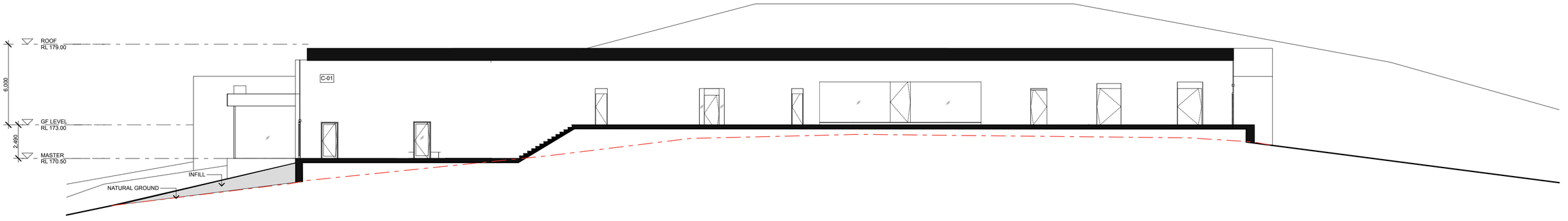
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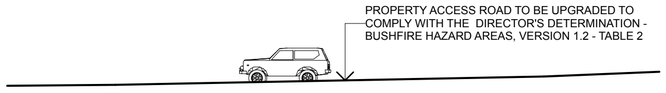
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Revision no.
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Title
ELEVATIONS - SHEET 02



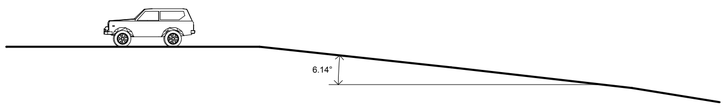
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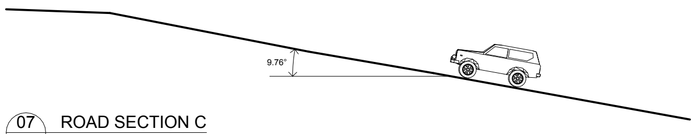
03 - SECTION 02
1:200



05 - ROAD SECTION A
1:200



06 - ROAD SECTION B
1:200



07 - ROAD SECTION C
1:200

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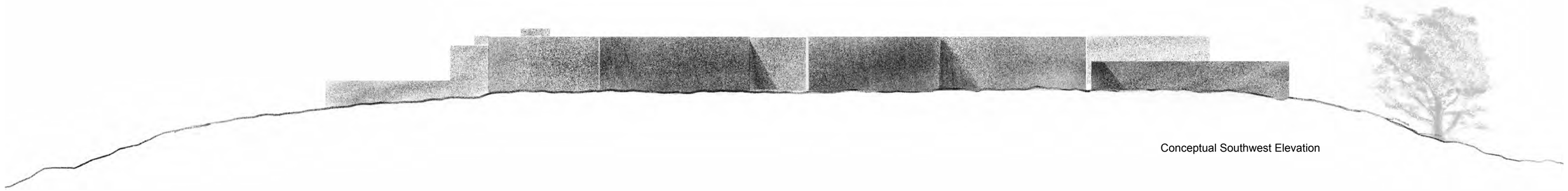
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Revision no.
Title
SECTIONS

VI VA
DESIGN ARCHITECTURE



Conceptual Southwest Elevation

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DRAWING SCHEDULE

NO.	REV	LAYOUT NAME	LAYOUT STATUS
DA01		COVER SHEET	FOR PLANNING APPLICATION
DA02		LOCATION PLAN	FOR PLANNING APPLICATION
DA03		SITE PLAN	FOR PLANNING APPLICATION
DA04		GROUND FLOOR	FOR PLANNING APPLICATION
DA05		LEVEL -1 FLOOR PLAN	FOR PLANNING APPLICATION
DA06		ROOF PLAN	FOR PLANNING APPLICATION
DA07		ELEVATIONS - SHEET 01	FOR PLANNING APPLICATION
DA08		ELEVATIONS - SHEET 02	FOR PLANNING APPLICATION
DA09		SECTIONS	FOR PLANNING APPLICATION

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Scale 1:1, 1:0.97 @ A2
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DA01

Revision no.

Title
COVER SHEET



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Date 14/9/2026
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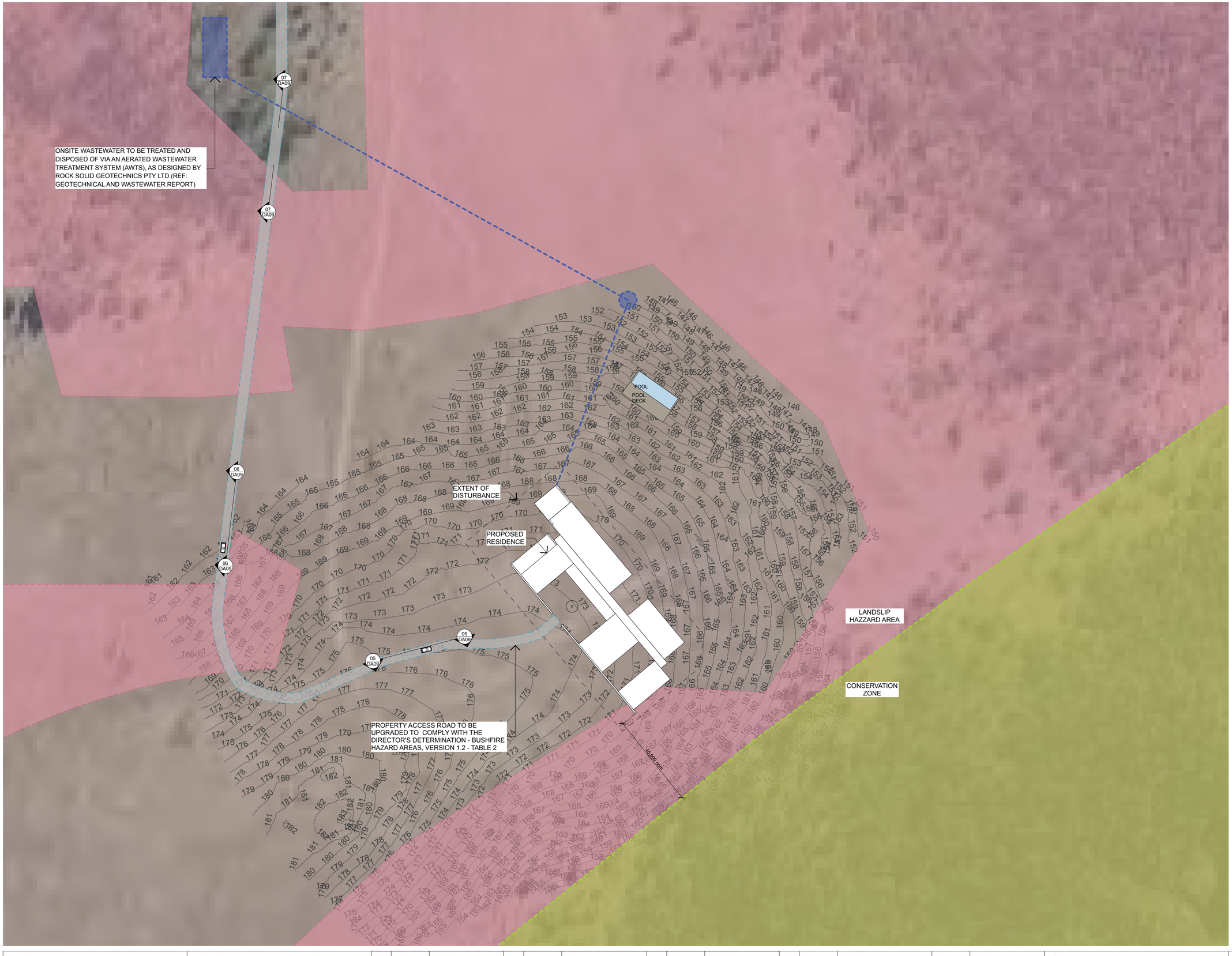
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Drawing no.
DA02

Revision no.

Title
LOCATION PLAN



LEGEND

- WASTEWATER SYSTEM (INDICATIVE LOCATION)
- WATERWAY AND COASTAL PROTECTION AREA
- LANDSLIP HAZZARD AREA
- CONSERVATION COVENANT AREA
- PROPOSED ROAD ACCESS
- TITLE BOUNDARY

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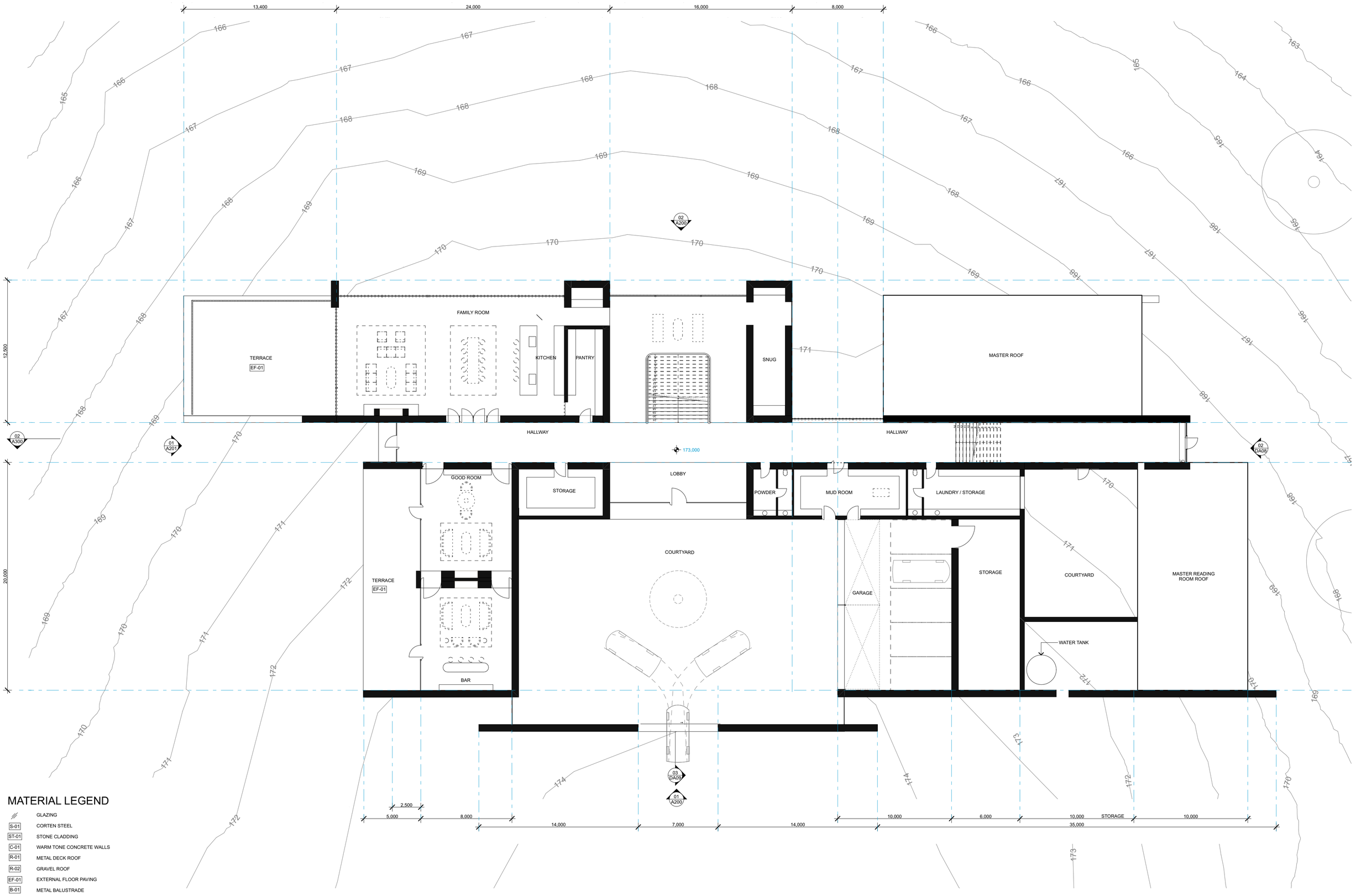
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Drawing no.
DA03

Revision no.

Title
SITE PLAN

N



MATERIAL LEGEND

	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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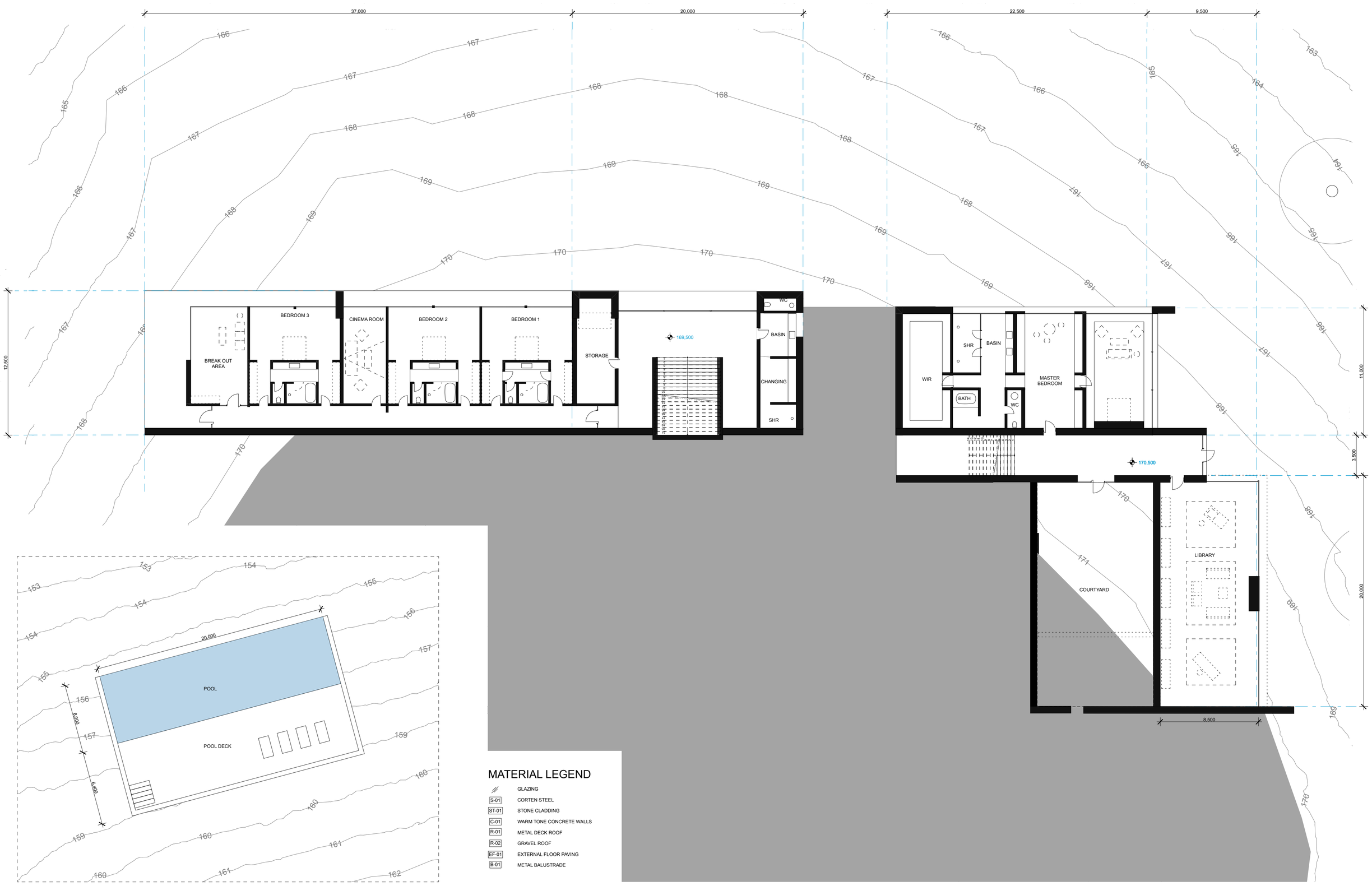
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Drawing no.
DA04

Revision no.

Title
GROUND FLOOR

N



06
-

LEVEL -1 POOL
1:200

MATERIAL LEGEND

	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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Scale 1:200 @ A2
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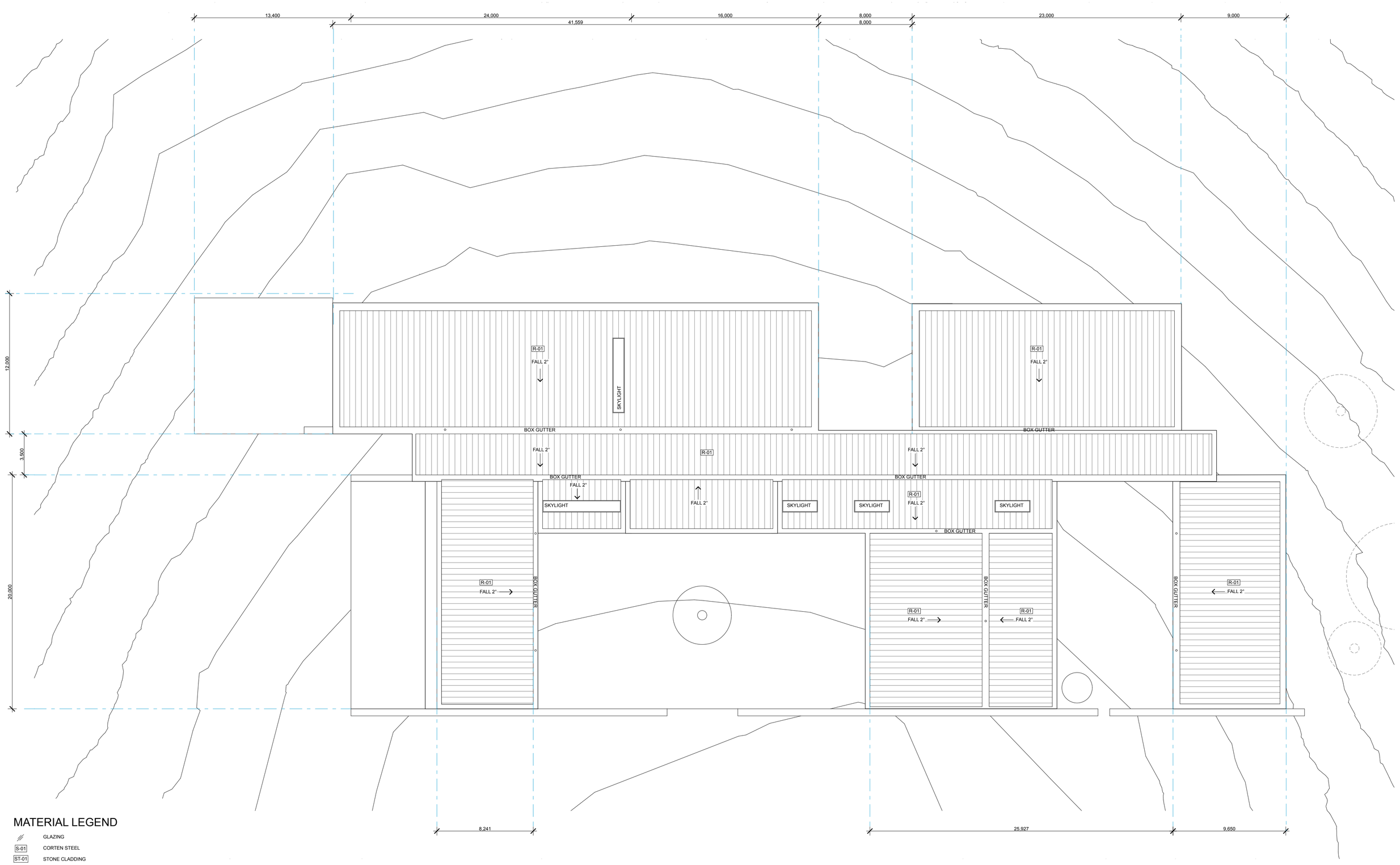
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DA05

Revision no.

Title
LEVEL -1 FLOOR PLAN

N



MATERIAL LEGEND

////	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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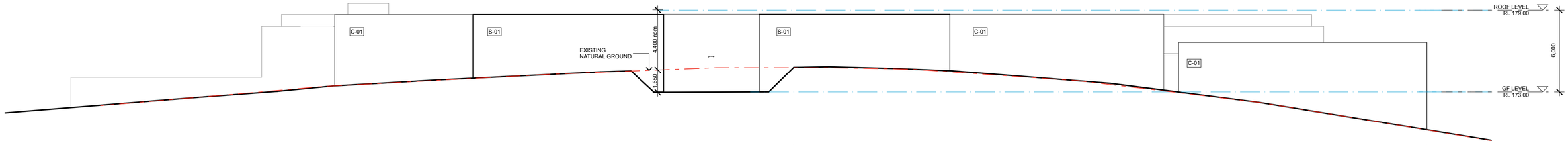
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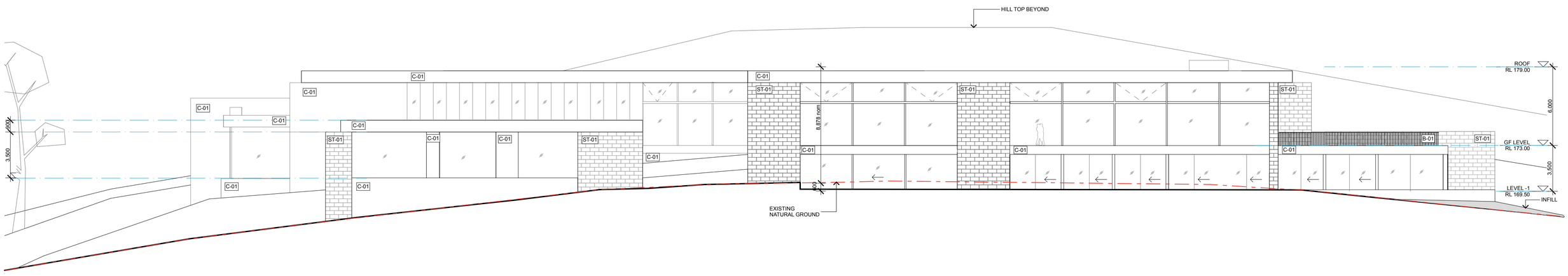
Revision no.

Title
ROOF PLAN

N



01 - SOUTHWEST ELEVATION
1:200



02 - NORTHEAST ELEVATION
1:200

MATERIAL LEGEND

	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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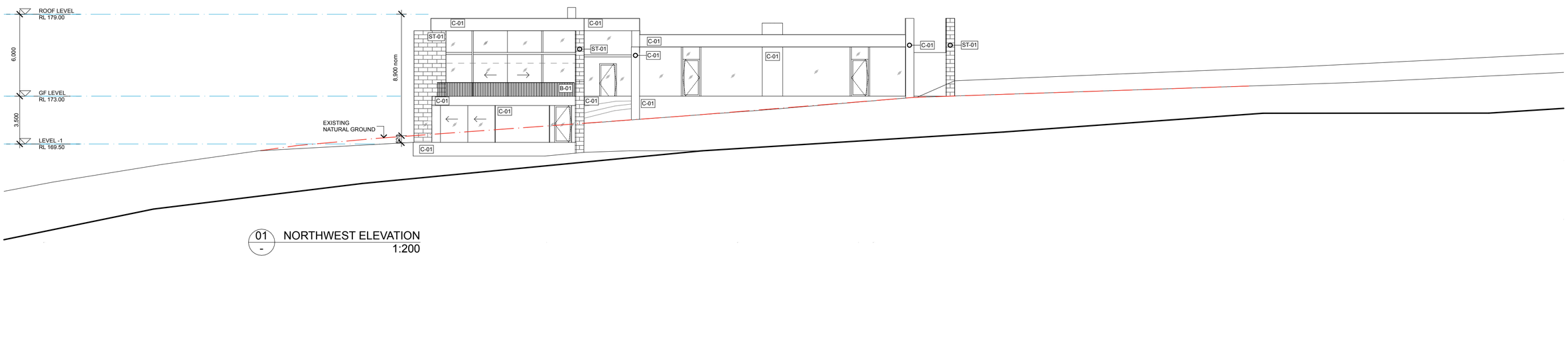
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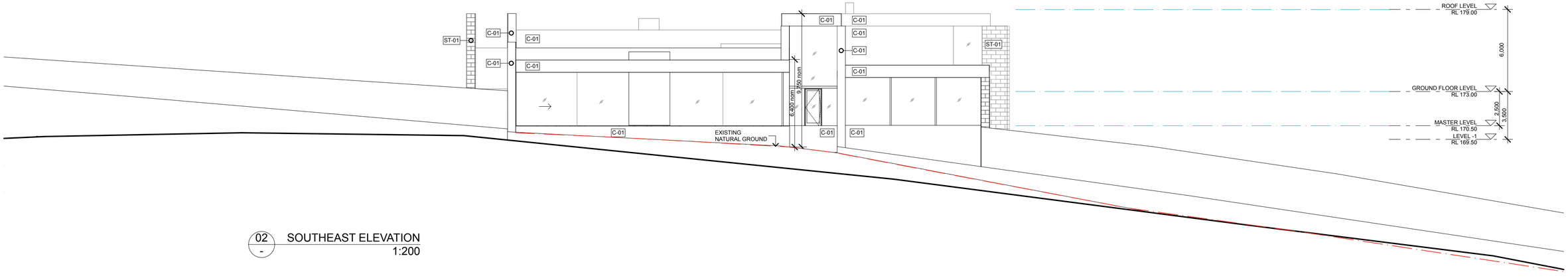
Drawing no.
DA07

Revision no.

Title
ELEVATIONS - SHEET 01



01 - NORTHWEST ELEVATION
1:200



02 - SOUTHEAST ELEVATION
1:200

MATERIAL LEGEND

///	GLAZING
S-01	CORTEN STEEL
ST-01	STONE CLADDING
C-01	WARM TONE CONCRETE WALLS
R-01	METAL DECK ROOF
R-02	GRAVEL ROOF
EF-01	EXTERNAL FLOOR PAVING
B-01	METAL BALUSTRADE

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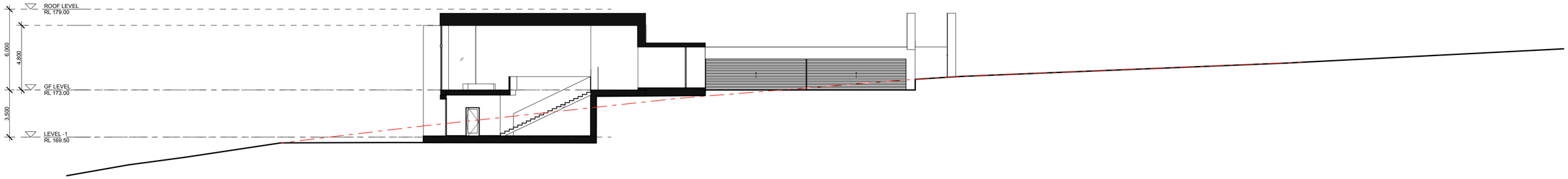
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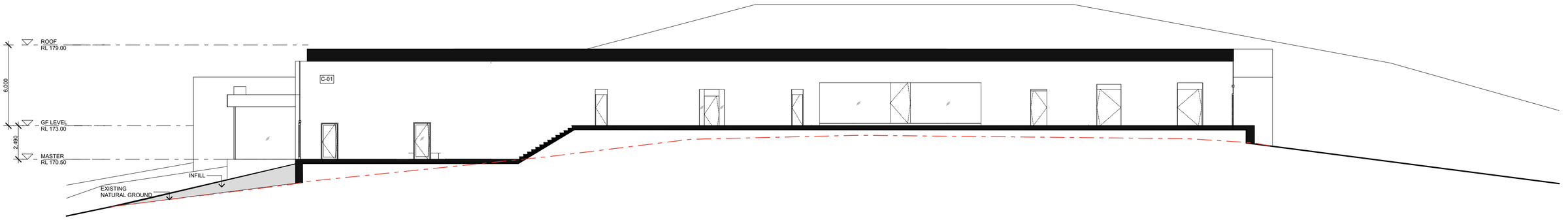
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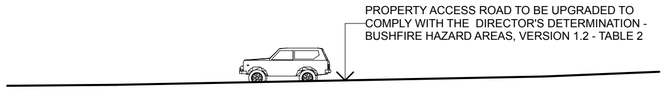
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ELEVATIONS - SHEET 02



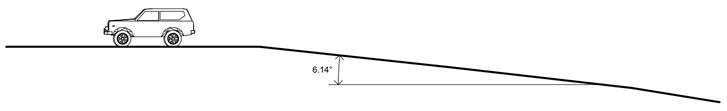
01 - SECTION 01
1:200



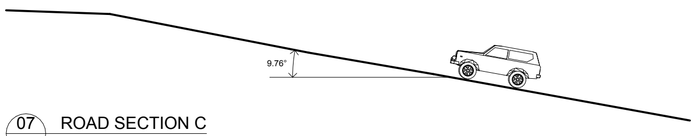
03 - SECTION 02
1:200



05 - ROAD SECTION A
1:200



06 - ROAD SECTION B
1:200



07 - ROAD SECTION C
1:200

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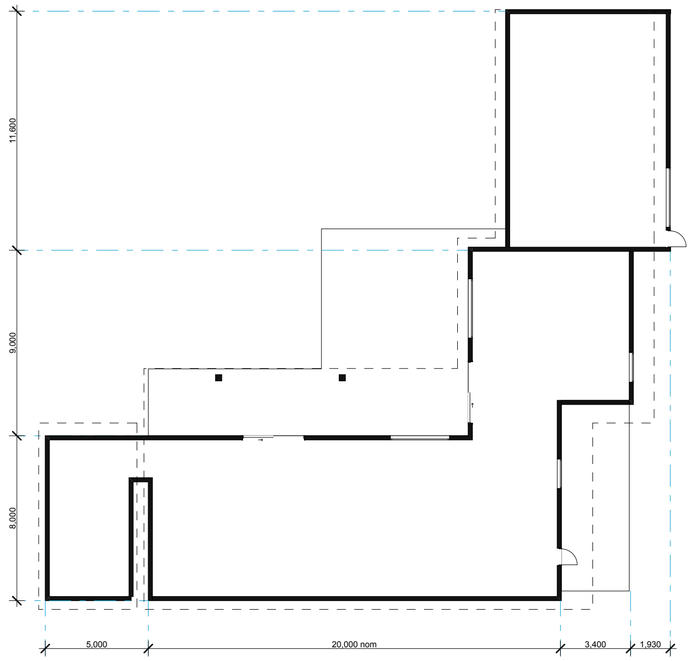
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Revision no.

Title
SECTIONS



01 - EXISTING FARMHOUSE - SITE PLAN
1:200



02 - EXISTING FARMHOUSE - GROUND FLOOR PLAN
1:200

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DESIGN ARCHITECTURE
Title
EXISTING FARMHOUSE

OKEHAMPTON PASTORAL

DESIGN STATEMENT

HILLTOP HOUSE

INTRODUCTION

This design statement has been prepared to accompany the planning application for a new dwelling, Hilltop House, on the Okehampton Pastoral property at 536 Okehampton Road, Triabunna.

It sets out the design philosophy behind the schematic design and explains the single idea that has shaped every subsequent decision: that the house should belong to the landscape, inspired by and built from materials drawn directly from the site and the local area.



SITE AND CONTEXT

Hilltop House occupies an exposed, grassed area on top of a hill within the Okehampton Pastoral property. The site is defined by big skies, wind, a ragged shoreline, cliffs and rock formations with dolerite exposed in outcrops and boulders. Native tussock grassland covers the site.

There is no built context in a conventional urban sense. The reference points are the paddocks, farm, landscape and sea. A new building here is read against the landscape, not neighbouring buildings, and the design has been developed with that condition as its starting point.



Southern views



Aerial view of the site showing the pastoral land and rocky coastline





Exposed dolerite formations on the site



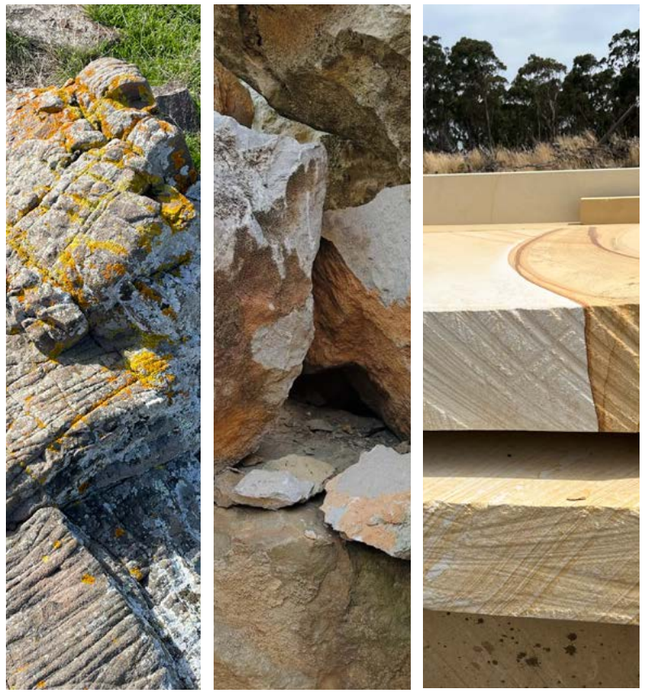
Northern views

DESIGN CONCEPT | A BUILDING THAT BELONGS

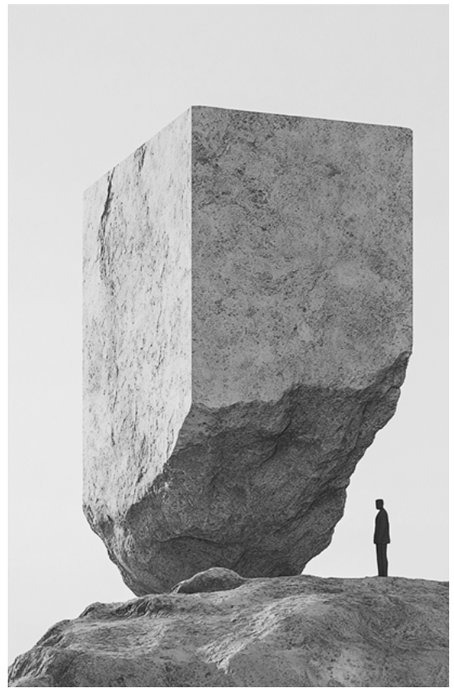
The house has been developed around the idea described as an ‘ode to stone’. A building that reads as an extension of the ground it sits on. Its primary materials, stone and colored concrete, are chosen to sit against the dolerite outcrops, sharing the same tonal range and geological weight. The same quality of a material that belongs to this coastline.

Walls are conceived as thick, monolithic elements continuous in materiality. Coursing is set out to a module derived from the dimensions of the stone itself, influencing the building’s proportions. Openings are cut through this mass the way natural fissures cut through rock, framing views and letting in daylight, air and a sense of the landscape when the house is experienced from within.

The intent, on approach, is a building whose walls could be mistaken for an outcrop that has always been there, heavy and tuned to the landscape.



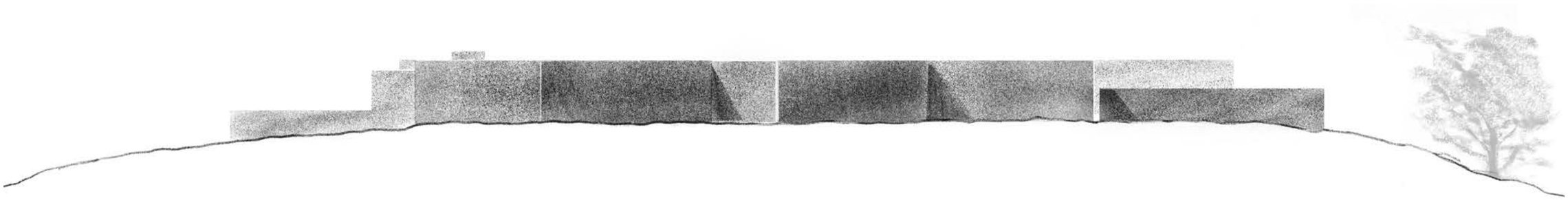
Stone reference from site and sandstone from local quarries



Conceptual representation of stone and scale



Conceptual charcoal drawing representing the stone cuts that lets in views, sun and air.



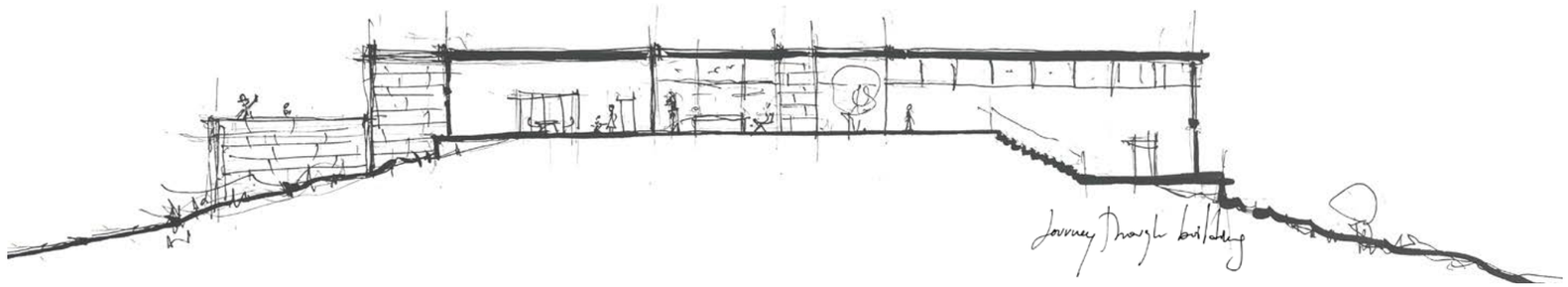
Conceptual charcoal drawing showing the entry elevation. From outside, the walls read as another stone mass in the landscape. The abstraction and color make it belong.

SITING AND LANDSCAPE RESPONSE

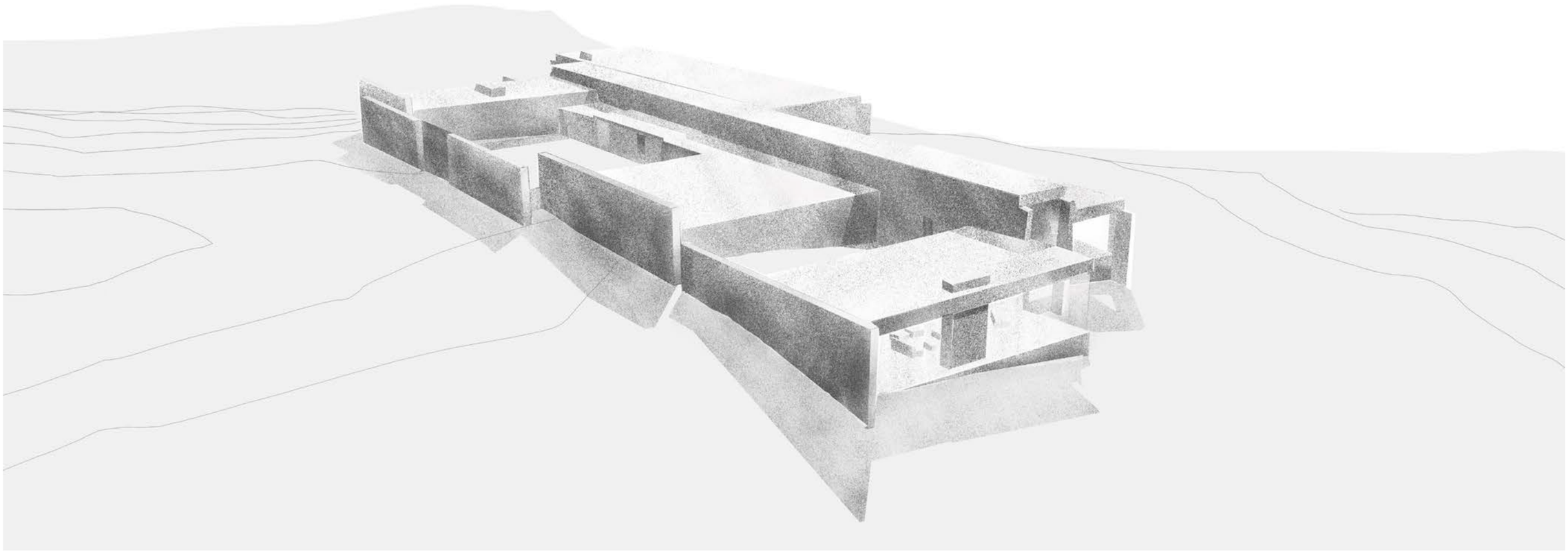
The house is held along a spine and following the slope of the land. The accommodation is organised as a sequence of simpler forms along the site, allowing the building to step with the topography.

A stone wall defines the entry sequence and the courtyards immediately around the dwelling, drawing a clear distinction between these spaces and the wild grassland and coastline beyond. This strategy limits the built area, so that the great majority of the headland is left exactly as it is found today.

The stone and tonal match with the surroundings work together to reduce the visual impact, recessing the building into the landscape.



Conceptual longitudinal section sketch along the spine | journey through the building



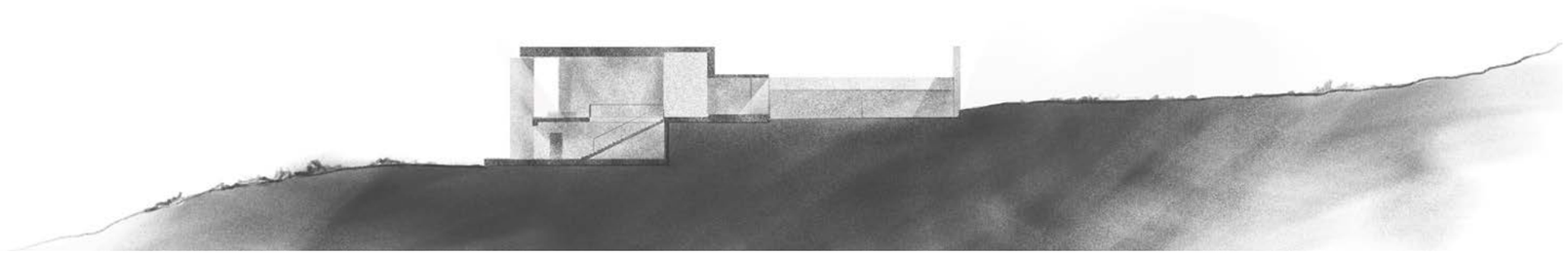
Conceptual view showing the building following the ground slope

ARCHITECTURE AND CLIMATE

The material choice drives the building's environmental performance and determines whether a house is build to last. A house built well enough to last a century does more to reduce its environmental footprint than one reclad or replaced within a generation. Stone, rammed earth and color concrete weather and age gracefully rather than degrade over their lifetime.

That same mass gives the house its passive thermal performance: the envelope absorbs solar heat and releases it slowly at night, well suited to Tasmania's climate zone 7. Thermal mass, insulation, minimised thermal bridges and high performance glazing help reduce energy consumption.

Climate response and design quality work together to create a solid and long lasting building that belongs to the ground and landscape.



Conceptual section drawing showing the building inserted in the ground



Dry stone wall at Okehampton



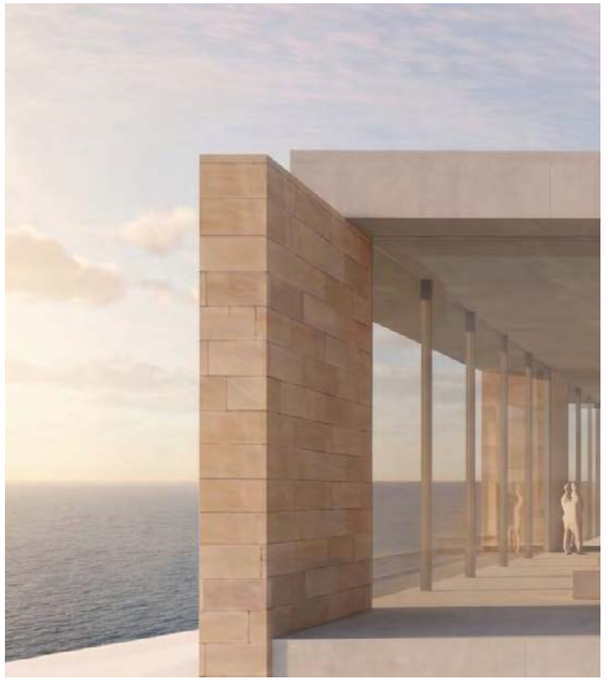
Sandstone blocks and pavers at Okehampton



Rammed earth walls used as reference



Color concrete wall used as reference



Preliminary visualisation of the project to show stone and glass

GEOTECH 26-067a

ROCK SOLID GEOTECHNICS PTY LTD
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TAS 7172

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2/9/2026

Geotechnical Assessment / Classification for Proposed Development

536 Okehampton Road, Triabunna
Main Residence

CLIENT: Okehampton Pastoral Pty Ltd
Via VI VA Design Architects
Belen Chirivella 0488069435 bchirivella@gmail.com

CONTENTS

SUMMARY	2
INVESTIGATION	2
LANDSLIP ASSESSMENT	4
CONDITIONS OF INVESTIGATION	6

FIGURE 1	Site Plan

APPENDIX 1	Certificate of Others (Building) – Form 55
APPENDIX 2	CSIRO 'Guide to home-owners on foundation maintenance and footing performance'
APPENDIX 3	Landslip Matrix
APPENDIX 4	Onsite Wastewater Assessment & System Design
APPENDIX 5	Form 35
APPRNDIX 6	Wastewater Loading Certificate
APPENDIX 7	Hunter Adjustable Check Valves

SUMMARY

The construction of a new 'Main' residence is proposed by Mr Greg Woolley at 536 Okehampton Road, Triabunna (Figure 1).

The site is underlain by thin sandy topsoils and sandy clay subsoils and shallow, hard dolerite bedrock.

The site is classified as Class 'A' in accordance with AS2870-2011.

The entire structure should be founded onto the dolerite bedrock.

INVESTIGATION

The Tasmanian Geological Survey 1:63360 Geological Atlas 'Buckland' indicates that the site is underlain by Jurassic dolerite.

A site investigation was completed on Friday 6 March, 2026. This included the augering of multiple test holes to assess the site for foundation conditions and onsite wastewater disposal (4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers). The locations of the holes are marked on Figure 2.

It is proposed to construct a new residence on the headland overlooking Cape Bougainville. The site lies on the upper, northern portion of the ridgeline, and generally slopes at 6-12 degrees to the northeast (Plates 1 & 2). Dolerite bedrock is exposed on the ridgeline, and in several areas adjacent to the house site (Plate 3). This portion of the site is covered in sparse grass, and is devoid of trees. Fragments of dolerite bedrock litter the surface (Plate 3).

There is no evidence of bedrock instability at the proposed house site.

Typical of the profiles encountered in the Test Holes was

0.0 – 0.20m	clayey SAND: fine to medium grained, dark brown, 20% clay, trace angular dolerite gravel & cobbles, rootlets - TOPSOIL
0.20 – 0.45m	sandy CLAY / clayey SAND: medium plasticity clay, fine to medium grained sand, dark brown, trace angular dolerite gravel, dry
0.45 – 0.60m	gravelly SAND, fine to coarse grained, light brown, 25% fine to medium angular dolerite gravel, dry – EXTREMELY WEATHERED DOLERITE
0.60m+	Mechanical auger refusal on presumed dolerite bedrock – 0.60m depth.

All test holes encountered dolerite bedrock (refusal) at or less than 0.65m depth.

Groundwater was not encountered in any of the test holes.

Plate 1 – Development Site - looking to the north.



Plate 2 – Development Site - looking to the east.



Plate 3 – Dolerite bedrock – looking to the east.



TASMANIAN PLANNING SCHEME – C15.0 LANDSLIDE CODE

A small portion of the southern end of the proposed residence and a portion of the proposed driveway are affected by the Low Landslide Hazard Area overlay.

Clause C15.6.1 of the Scheme states;

- That building and works on land within a landslip hazard area can:
    a) Minimise the likelihood of triggering a landslip event; and
    b) Achieve and maintain a tolerable risk from a landslip.

P1.1 Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regards to:

(a) The type, form, scale and intended duration of the development;
(b) Whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures;
(c) Any advice from a state authority, regulated entity or a council; and
(d) The advice contained in a landslip hazard report.

A Landslip Risk Assessment has been undertaken to define the stability issues relating to the development proposal, and to determine the level of risk associated with the proposed development.
Site Specifications;

- Dolerite bedrock is present at shallow depths across all the development sites.
- Natural slope angles vary from 6-12°.
- There is no evidence of slope failure, soils creep or vegetation slumping.
- Planned development (access driveway and dwelling) to be constructed to engineer specifications.

The land designated for the driveway and residence, and the installation of the Onsite Wastewater Land Application Area falls within the defined Low Landslide Hazard Area Overlay, and has a Landslip Risk Matrix (APPENDIX 3) of:

- D (Unlikely) The event might occur under very adverse circumstances (Indicative Annual Probability $<10^{-4}$).
- 4 (Minor) Limited damage to part of structure.
- VL-L Very Low to Low Risk

Risk Level Implications – ACCEPTABLE TO REGULATORS

The landslide risk associated with the development of the driveway, residence and installation of the Onsite Wastewater Land Application Area at 536 Okehampton Road, Triabunna is 'ACCEPTABLE'. The Landslip Risk as defined in Clause C15.6.1 of the Scheme is tolerable.

It is the opinion of the author that sensible development of this site can be achieved and the level of risk to users of the development is acceptable.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Okehampton Pastoral Pty Ltd *Owner /Agent*

bchirivella@gmail.com *Address*

Suburb/postcode

Qualified person details:

Qualified person: Peter Hofto - Rock Solid Geotechnics P/L

Address: 163 Orielton Road

Orielton 7172

Phone No: 0417960769

Fax No:

Licence No:

Email address: peter@rocksolidgeotechnics.com.au

Qualifications and Insurance details: BSc (Hons) – Geology / Geophysics
PI Insurance – Lloyds Underwriting
PL Insurance – CGU Insurance Lt
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

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

Details of work:

Address: 536 Okehampton Road, Triabunna

Lot No:

Certificate of title No:

The assessable item related to this certificate: Geotechnical Assessment – Foundations

(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: Geotechnical Assessment
(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 items, 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:	
Relevant calculations:	AS2870
References:	

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

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GEOTECH 26-067a	2/9/2026

Foundation Maintenance and Footing Performance:
A Homeowner's Guide

CSIRO

BTF 18
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction
There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion
All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation
This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil
All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure
This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
1	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

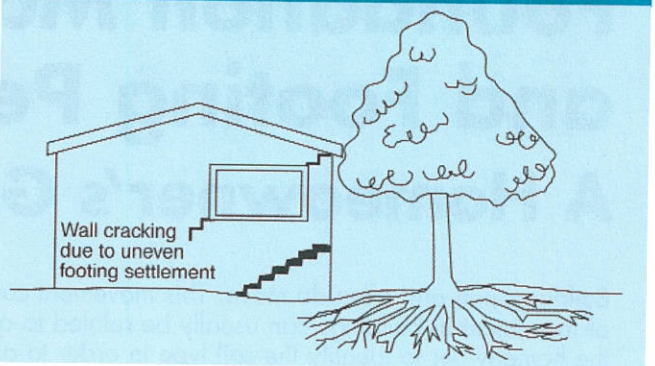
Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

Trees can cause shrinkage and damage



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures
Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures
Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.
Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing
Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage
In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

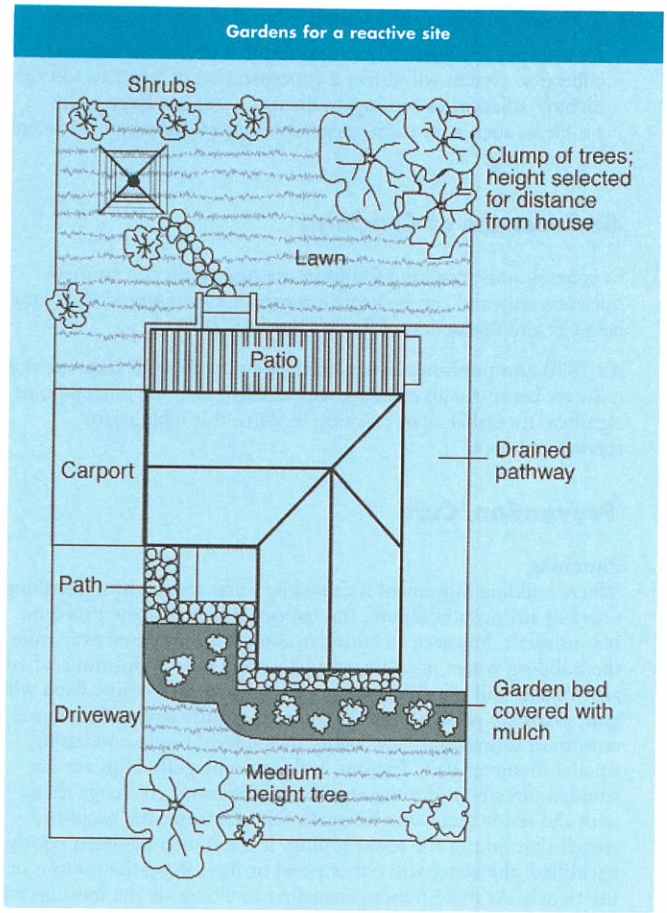
It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

Protection of the building perimeter
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4



should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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CONDITIONS OF INVESTIGATION

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This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie. if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS2870-2011: Residential Slabs and Footings
- AS4055-2012: Wind Loads for Housing
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

All new developments should subject to strict site maintenance. Attention is drawn to the enclosed information reproduced with the permission from Standards Australia:

- CSIRO Information Sheet No. BTF18 – 'Guide to home-owners on foundation maintenance & footing performance'.

Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

RSG is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by RSG, and an amended Special Plumbing Permit obtained from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Special Plumbing Permit. A "Certificate of Completion" will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

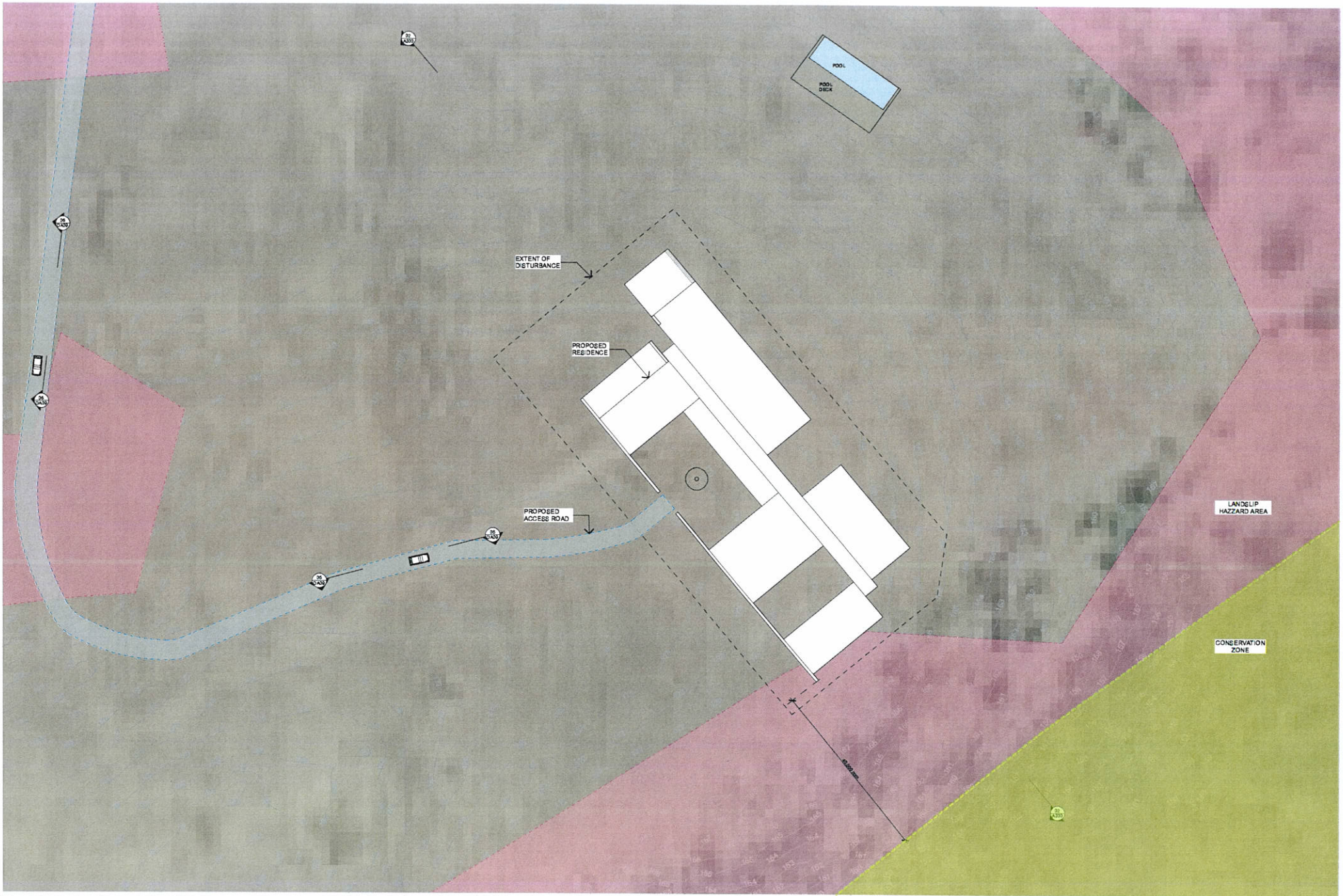
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PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD


EXISTING ACCESS ROAD
PROPOSED ACCESS ROAD
PROPOSED RESIDENCE
WATERWAY AND COASTAL
PROTECTION AREA
LANDSLIP
HAZZARD AREA
420.870
315.910
CONSERVATION
COVENANT AREA
TITLE BOUNDARY



GDA94 MGA55 : 582963E, 5293105N 1:6,771 **Disclaimer and Copyright Notice**



B.C.V. STUDIO Pty Ltd
www.benchrivals.com
Phone +61 (0) 488 069 435
Contact bchrivals@gmail.com

Project Name
RESIDENCE | Hilltop House

Client
Greg Woolley
Okehampton Pastoral Pty Ltd

Project Address
536 Okehampton road
Treburnna Tasmania 7120

Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Issue	Date	Description

Scale 1:500 @ A2
Date 17/8/2026
Status FOR PLANNING APPLICATION

Drawing no
DA03

Revision no

Title
SITE PLAN

V VA
DESIGN ARCHITECTURE

N

APPENDIX C: – QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (CONTINUED)

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or L (5)
B - LIKELY	10^{-2}	VH	VH	H	M	L
C - POSSIBLE	10^{-3}	VH	H	M	M	VL
D - UNLIKELY	10^{-4}	H	M	L	L	VL
E - RARE	10^{-5}	M	L	L	VL	VL
F - BARELY CREDIBLE	10^{-6}	L	VL	VL	VL	VL

Notes: (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.
(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide.

Onsite Wastewater System Design – 536 Okehampton Road, Triabunna

Below find the assessment to determine of the type and size of wastewater treatment system, and the allocation of a Land Application Area (LAA) for the proposed residence at 536 Okehampton Road, Triabunna (Figure 1). This assessment should be read in conjunction with Site & Soil Evaluation Report (GEOTECH 26-067a) - enclosed.

It is proposed to construct a new residence on the headland overlooking Cape Bougainville.

Grazing farmland paddocks on the western side of the ridgeline were assessed as a potential wastewater disposal area. The proposed LAA generally slopes to the west at approximately 6 degrees. The area is covered in grass pasture, and is devoid of trees. No seepages or springs were observed on the site.

The site is classified as Class 5 (light CLAY) over bedrock with an Indicative Permeability of 0.12-0.5 m/day. A Design Irrigation Rate of 3mm/day is appropriate (secondary treated effluent).

Plate 3 – Proposed LAA - looking to the south.



COMPLIANCE WITH THE 2016 DIRECTOR'S GUIDELINES FOR ONSITE WASTEWATER

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	Performance Criteria	Compliance achieved by
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Complies with A1 Secondary treated effluent. LAA >6m from any building.
A2 Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 LAA >100m from downslope surface water.
A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 LAA >40m from any property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with A4 No known potable bores in the immediate vicinity of this site.

A5 Vertical separation distance between groundwater & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent.	P5 Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Complies with A5 Groundwater not encountered.
A6 Vertical separation distance between a limiting layer & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 Limiting layer > 0.50m depth.
A7 Nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties.	Complies with P7

WASTEWATER SYSTEM DESIGN:

The site is not suited for the installation of a standard septic tank and trench based onsite wastewater system due to the shallow dolerite bedrock.

It is proposed to treat all the residential wastewater in an Aerated wastewater Treatment System (AWTS) and surface spray the effluent in a Land Application Area (LAA) sited on grazing farmland paddocks on the western side of the ridgeline. Surface spray irrigation provides the most efficient and suitable disposal system on this site.

The size of the required Land Application Area (LAA) for the AWTS is conditional on the wastewater load entering the system and the permeability of the site.

The site is classified as Class 5 (light CLAY) over bedrock, with an Indicative Permeability of 0.12-0.5 m/day. A Design Irrigation Rate of 3mm/day is appropriate (secondary treated effluent). This site will have a high transpiration rate.

4-bedroom residence	8-person occupancy	
Tank water	120 litres/person/day	
Residential wastewater Load	8 x 120 litres/person/day	960 litres/day
Design Irrigation Rate (DIR)	3mm/day	Secondary treated effluent
Irrigation Area	960 / 3 = 320m^2	

Total size of calculated Land Application Area (LAA) is 320m^2.

As this is a challenging site it is recommended to engage Van Diemen Wastewater Systems to install the onsite wastewater system.

AWTS Specifications;

- Econocycle Aerated Wastewater Treatment System.
- Van Diemen Wastewater Systems – Adam Hall 0408119442, adam.hall@vandiemenwastewater.com.au.
- These AWTSs are certified as 1500L units, and consist of a sturdy concrete treatment tank.
- Power can be run to the unit directly from the residence.
- The AWTS unit will be sited downslope from the residence.

- Treated wastewater will be pumped to a surface spray irrigation area sited on the western side of the ridgeline (see specifications below).
- The pipework that will transfer the treated wastewater from the AWTS unit to the LAA (disposal area) can be laid in the same trench as the underground power line (this will save a significant amount in excavation costs).

LAND APPLICATION AREA

It is proposed to install a single irrigation zone, consisting of six surface sprinklers with 10.7m diameter / 5.35m radius spray head (non-aerosol) Senninger mini-wobblers (#7 nozzle – lime 2.78mm, 295 L/hr) on durable, 450mm risers (raised up to provide protection from interference of spray pattern by vegetation growth) at 9.0m spacings. The mini-wobblers will be fitted with 'Hunter Adjustable Check Valves' to reduce the radius for the spray head to 4.5m (Appendix 6).

• Wetted area for each wobbler head	(wetted radius = 4.5m)^2 x 3.142	63m^2
• Wetted area for 6 x wobbler heads		378m^2

The irrigation risers will be supplied from the AWTS unit pump via a 40mm diameter lilac LDPE pipe (distribution pump size and pipe specifications to be checked and clarified once the LAA location is accurately determined).

Given the shortcomings and practical difficulties of maintaining conventional mulched and planted surface irrigation areas it is proposed to establish the irrigation area utilizing existing vegetation cover to meet the requirements for vegetation plantings.

Each sprinkler head is to be raised 450mm above ground level, to provide protection from interference of spray pattern by vegetation growth, using appropriately sized vertical galvanized steel.

All pipes to be dug into ground to protect them from mechanical damage and deterioration from sunlight exposure.

The area of the property designated for the LAA is covered on grass pasture.

Buffer Zone.
An appropriate Buffer Zone has been provided. The sprinklers (spray zone) will be located a minimum of 100m from the residence and any property boundary.

Compliance with M9.4.3e.
The proposed sprinklers do not comply with the requirements of M9.4.3e. However, I make the following observations in support of the decision to install the specified sprinklers on 450mm steel post risers.

- The use of a large number of surface sprinklers simply does not work hydraulically. By way of an explanation - the area covered by a sprinkler with a 2m diameter is;
  (wetted radius = 1m)^2 x 3.142 = 3.1m^2. For the required 320m^2 LAA, it would be necessary to install 103 surface sprinklers. It is simply not possible to get this number of surface sprinklers to function at the same time, even if they ate divided into multiple zones.

- It is not practical to maintain such a large number of surface sprinklers – high potential for damage to at least some sprinklers due to small branches falling from the trees. Maintenance of 6 larger sprinklers as per the design is both practical and feasible.

Application of Clause M9.4.3 of the Standard:

This clause provides a number of requirements for spray irrigation systems, of which the following are considered most critical for protection of public health on this development site;

(a) Distribute the effluent through coarse spray heads suitable for use with effluent;
(b) Distribute the effluent evenly;
(c) Not produce fine mist or aerosols;
(d) Comply with setback requirements.

The clause also requires the following:

(e) Not exceed a spray height greater than 500mm above the finished surface level of the irrigation area, nor have a wetted diameter of greater than 2000mm and be contained inside the designated irrigation area.

The selected sprinkler head type (mini-wobbler) and location of the proposed LAA satisfactorily meets (a) to (d) of the above requirements; however, the only suitable commercially available mini-wobbler has a wetted diameter of 9m approximately, and a spray height of 500-900 mm above the riser, for a total maximum height of 1450mm.

Given the nature of the site, with large buffer zones available to adjoining properties it is submitted that provided the surface irrigation meets the requirements (a) to (d); whilst the height and diameter of the spray plume are exceeded by this design, sufficient setbacks from boundaries (minimum 100m) are provided.

The above pragmatic approach has been and is continuing to be accepted by councils throughout Tasmania.

SITE AND SOIL EVALUATION REPORT

Soil Category:

	Modified Emerson Test Required	No
1,...2,...3,...4,...5,...6	If Yes, Emerson Class No.	
Measured or Estimated Soil Permeability (m/d):	0.12-0.5	
Design Irrigation Rate (DIR)	3mm/day	
Geology:	Jurassic dolerite	

Slope:	6 degrees
Drainage lines / water courses:	Nil
Vegetation:	Pasture grass
Site History: (land use)	Farmland
Aspect:	West
Pre-dominant wind direction:	Northwest to southwest
Site Stability: Will on-site wastewater disposal affect site stability?	No
Is geological advice required?	No
Drainage/Groundwater:	Not Encountered
Depth to seasonal groundwater (m):	Not Encountered
Are surface or sub-surface drains required upslope of the LAA?	No
Date of Site Evaluation:	6/3/2026
Weather Conditions:	Fine

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Rd
Orielton
TAS 7172
0417960769
peter@rocksolidgeotechnics.com.au

Okehampton Pastoral Pty Ltd

2/9/2026

Loading Certificate for Onsite Wastewater System - 536 Okehampton Road, Triabunna

1 System Capacity: (medium/long term)

- 4-bedroom residence, 8 persons total — 960 litres/day

2 Design Criteria Summary:

- Secondary Treated Effluent — Aerated Wastewater Treatment System (AWTS)
- Soil Category — Class 5 (light CLAY)
- Land Application System — 320m^{2+} of surface irrigation

3 Reserve Area:

- Suitable reserve area if required in the future.

4 Variation from design flows etc:

- The system should successfully assimilate additional peak loadings which may result from occasional social gatherings of 50% at a rate of 1 event per fortnight.

5 Consequences of overloading the system:

- Long term use by more than 8 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.

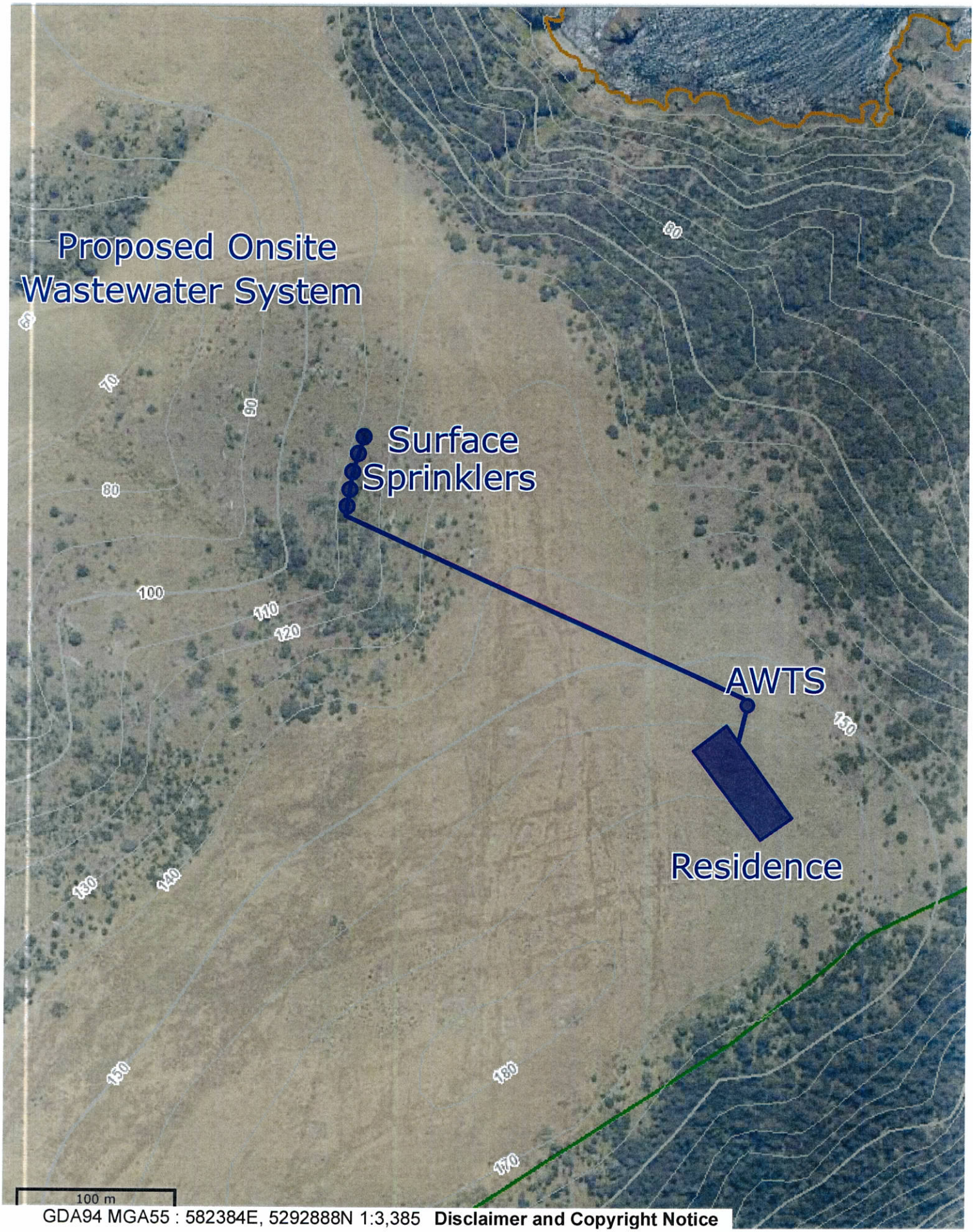
6 Consequences of under-loading the system:

- The system will work effectively with as few as 1-person in the residence, however long periods of zero occupancy may result in poor functioning of the system when normal use recommences. If the building is left unoccupied for more than one month, it is advised to inform the maintenance contractor.

7 Consequences of lack of operation, maintenance and monitoring attention:

- The AWTS must be maintained by a contracted maintenance provider.

Peter Hofto
Rock Solid Geotechnics Pty Ltd



GDA94 MGA55 : 582384E, 5292888N 1:3,385 **Disclaimer and Copyright Notice**

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form 35

To: Okehampton Pastoral Pty Ltd *Owner name*

jandjholmes@gmail.com *Address*

Suburb/postcode

Designer details:

Name: Peter Hofto

Category: Building Services Designer Hydraulic - Restricted

Business name: Rock Solid Geotechnics P/L

Phone No: 0417960769

Business address: 163 Orielton Road

Orielton 7172

Fax No:

Licence No: CC6159I

Email address: peter@rocksolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant Okehampton Pastoral Pty Ltd

Designer's project reference No. GEOTECH 26-067a

Address: 536 Okehampton Road, Triabunna

Lot No:

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

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

(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
	X 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: X

Performance Solution: *(X the appropriate box)*

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 2/9/2026
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 2/9/2026
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 2/9/2026
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management

Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:

Attribution as designer:

I Peter Hofto – ROCK SOLID GEOTECHNICS P/L ..... 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:	Peter Hofto	PHO	2/9/2026
Licence No:	CC6159I		

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:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] 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
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The works are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] 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 .....Peter Hofto – ROCK SOLID GEOTECHNICS P/L..... 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:	Peter Hofto		2/9/2026



Hunter Hunter Adjustable Check Valve 20mm

Product code: 1003382

Selected branch: Plumbing Mornington (TAS)

Available to Order In

My price CMP

$16.62 (inc. GST) GST

Unit of measure

Each

AllUrbanPlanning PTY LTD

5 October 2026

Deb Szekely
Consultant Planner
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA 7190

Dear Deb,

Further Information -Development Application 2026/00169 Residential - Dwelling, Swimming Pool & Associated Works & Change of Use Existing Dwelling to Visitor Accommodation, 536 Okehampton Road, Triabunna

I refer to your request for further information dated 30 September 2026 and respond in relation to each matter as follows:

1. Agricultural Use of the property

Okehampton is leased and operated by Grindstone Bay Pastoral as part of its broader farming enterprise. The property is used for primary production, principally the production of fine wool, prime lambs and beef cattle.

Okehampton is a significant farming property with a long history of agricultural use in the area. It adjoins Grindstone Bay Pastoral's home property, Grindstone Bay, and the two properties are operated together as one farming enterprise. Okehampton is approxmately 1,400 hectares in size and over 10,000 hectares when combined with the overall Grindstone Bay enterprise.

Livestock are moved between Grindstone Bay and Okehampton depending on seasonal conditions, pasture availability and livestock management requirements. Typically, Okehampton carries approximately 100 beef cows and their calves, around 2,500 fine-wool Merino ewes lamb and graze on the property from early spring through to approximately Christmas, and around 2,500 one-year-old Merino ewes during spring and summer.

An extensive reticulated stock-water trough system has recently been installed across the property by the owner and Grindstone Bay Pastoral. This has improved stock-water security, enabled more effective use of the grazing areas and reduced reliance on sometimes boggy waterholes.

The property is divided into grazing paddocks and also contains areas of retained native bush. The proposed site for the building is the poorest quality agricultural land on the property. It is rocky, dry, remote and suffers from wind from all directions. The proposed site or any area within 500 metres of it, is of no agricultural value, and to the owner's knowledge has never been used for cropping or grazing.

2. Stormwater Management

Please see attached further plans confirming the location of stormwater management disposal area. The plans confirm that all stormwater infrastructure is located clear of the landslip hazard overlay areas.

3. Swimming Pool backwash/ water disposal

Please see attached further plans confirming the location of swimming pool backwash disposal area. The plans confirm that the dispersal area is located clear of the landslip hazard overlay areas.

I trust that this response has answered your queries. I would be pleased to discuss if necessary.

Yours sincerely,



Frazer Read
Principal
All Urban Planning Pty Ltd

HYDRAULIC DRAWINGS
GREG WOOLLEY
536 OKEHAMPTON RD, TRIABUNNA TAS 7190

H001	HYDRAULIC INDEX	A	07/10/2026
H002	HYDRAULIC NOTES	A	07/10/2026
H101	SITE PLAN	A	07/10/2026
H102	DRAINAGE SERVICES PLAN - LG	A	07/10/2026
H103	DRAINAGE SERVICES PLAN - GF	A	07/10/2026
H201	DRAINAGE SERVICES PLAN - ROOF	A	07/10/2026
H401	HYDRAULIC DETAILS	A	07/10/2026
H402	ROOF GUTTER DETAILS	A	07/10/2026

SITE INFOMATION

DESIGN WIND VELOCITY Vh,s	- M/s
DESIGN WINDOW VELOCITY VH, U	- M/s
SOIL CLASSIFICATION	CLASS -
SOIL CLASSIFICATION Y/s VALUE	0-200mm SELECT
CLIMATE ZONE	7
BAL RATING	--
ALPINE AREA	N/A
CORROSION ENVIRONMENT	-
(INTERNAL AND EXTERNAL)	-NONE IDENTIFIED
OTHER HAZARDS	-NONE IDENTIFIED

HOBART
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APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	SL	A	DEVELOPMENT APPLICATION	07/10/2026
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VERIFIED:				

CLIENT: GREG WOOLLEY

PROJECT: HILLTOP HOUSE
536 OKEHAMPTON RD, TRIABUNNA
TAS 7190

SHEET: HYDRAULIC INDEX

SCALE: (A1)

PROJECT No. 26E99-267

SHEET No. H001

REV. A

HYDRAULIC NOTES

GENERAL NOTES:
1. THESE DRAWING ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT VERSION.
2. SEWER, STORMWATER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE NCC VOL 3 (PCA), AS3500, WSAA CODES, TASWATER AND TO LOCAL AUTHORITY APPROVAL.
3. IT IS ASSUMED THAT ADJACENT TO THE DEVELOPMENT SITE IS ADEQUATE INFRASTRUCTURE PROVIDED BY THE LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES TO SUPPLY ROAD ACCESS, WATER AND POWER AS REQUIRED BY THIS DESIGN; AND THERE IS ADEQUATE INFRASTRUCTURE OR ENVIRONMENTAL CAPACITY TO RECEIVE STORMWATER AND SEWERAGE DRAINAGE. PARTICULAR ASSUMPTIONS ARE DESCRIBED IN THE FOLLOWING SECTIONS.
4. THE LOCATION OF EXISTING SERVICES AND CONNECTION POINTS WHERE SHOWN ON PLANS ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE.
5. FOLLOWING AGREEMENT WITH THE SUPERINTENDENT, TERMINATE AND ABANDON REDUNDANT EXISTING SERVICES DISCOVERED DURING CONSTRUCTION AND MAKE A NOTE ON AS-CONSTRUCTED DRAWING.
6. LOCATE ALL EXISTING GAS, ELECTRICAL, TELECOMMUNICATIONS, WATER MAINS, SEWER MAINS AND STORMWATER MAINS ETC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ADVISE THE SUPERINTENDENT OF ANYTHING THAT APPEARS NOT BE HAVE BEEN CONSIDERED IN THE DESIGN.
7. CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
8. HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT AND START WORKS NOTICE IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY HIS SUB-CONTRACTORS, ANY SERVICE DAMAGED IS TO BE REINSTATED IMMEDIATELY.
11. ON COMPLETION OF WORKS PROVIDE THREE SETS OF AS-CONSTRUCTED DRAWINGS AND SERVICE MANUALS ALONG WITH ELECTRONIC DRAWING FILES IN PDF AND DWG FORMATS SUITABLE FOR READING WITH A RECENT VERSION OF ADOBE/AUTOCAD TO THE SUPERINTENDENT.
12. THE CONTRACTOR IS RESPONSIBLE FOR ORGANIZING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS NOMINATED WITHIN THE CONTRACT, BY THE BUILDING SURVEYOR OR PLUMBING SURVEYOR.
13. NOMINAL DIAMETERS FOR PIPES (DN) REFER TO THE INSIDE DIAMETER (ID BORE)
14. CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.
15. THE CONTRACTOR SHALL ALLOW TO COORDINATE WITH MECHANICAL AND REFRIGERATION SERVICES AND PROVIDE TUNDISHES CONNECTED TO SEWER OR STORMWATER AS APPROPRIATE TO ALL CONDENSATE DRAINAGE AND RELIEF VALVES. ALLOW TO PROVIDE AND INSTALL MAG IN-WALL TUNDISHES WITH STAINLESS STEEL COVER WINDOW (SUPPLIED BY MA GRIFFITH) OR EQUAL APPROVED TYPE.
16. TRENCHING FOR FLEXIBLE PIPEWORK SHALL BE IN ACCORDANCE WITH AS2566 AND AS3500.
17. ALL PIPEWORK UNDER TRAFFICABLE AREAS, SLABS OR PAVEMENTS IS TO BE FULLY BACKFILLED WITH COMPACTED FCR.
18. WHERE HYDRAULIC PIPEWORK AS SHOWN ON THE HYDRAULIC SERVICES PLANS IS PASSING OVER, THROUGH OR ADJACENT TO A NOISE SENSITIVE AREA, ALL PIPEWORK SHALL BE ACOUSTICALLY LAGGED TO PREVENT ALL NOISE TRANSMISSION TO THESE AREAS. PREFERRED TYPE OF INSULATION IS 30mm THICK THERMOTECH 4 ZERO INSTALLED TO MANUFACTURES SPECIFICATION. UNO IN HYDRAULIC SPECIFICATION.

STORMWATER NOTES:
1. STORMWATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR ANNUAL EXCEEDANCE POSSIBILITY (5% AEP) AT A 5 MINUTE STORM DURATION, WITH OVERLAND FLOW PATHS PROVIDED FOR 1:100 YEAR ANNUAL EXCEEDANCE PROBABILITY (1% AEP). IT IS ASSUMED THAT THE DOWNSTREAM INFRASTRUCTURE AND/OR ENVIRONMENT CAN SAFELY RECEIVE THE 5% AEP EVENT WITH A 5 MINUTE STORM DURATION.
2. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
3. ALL PIPEWORK SHALL BE MINIMUM DN100 DWV SN6 AT 1:100 GRADE (1.00%) UNLESS NOMINATED OTHERWISE ON PLANS
4. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE.
5. INSTALL ALL AG DRAINS TO THE REQUIREMENTS OF AS3500 AND THE NCC
6. PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN ACCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN IN DRAWINGS.
7. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 20 YEAR ANNUAL EXCEEDANCE POSSIBILITY (5% AEP) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 1% AEP STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 5% AEP STORMS AND THE ROAD RESERVE FOR 1% AEP STORMS.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S BY-LAWS AND AS/NZS3500.
9. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH THE CONCRETE PIPE ASSOCIATION OF AUSTRALIA INSTALLATION REQUIREMENTS FOR TYPE HS2 SUPPORT.
10. BELOW GROUND PIPEWORK AND FITTINGS TO BE DWV SN6, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS.
11. PIPEWORK SHALL BE LAID IN POSITION AND AT THE GRADES SHOWN.
12. MINIMUM GRADE OF PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE (U.N.O.).
13. MINIMUM SIZE OF PIPEWORK SHALL BE DN100.
14. SURFACE WATER DRAINS, CATCH PITS/GRATED PITS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER.
15. ALL MANHOLES TO BE LOCATED CLEAR OF FUTURE FENCELINES.

SEWER NOTES:
1. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA), COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
2. CONFIRM THE LOCATION AND LEVEL OF THE NOMINATED OUTLET PRIOR TO TRENCH EXCAVATION OR LAYING OF ANY DRAINS. ASCERTAIN FROM TASWATER ALL NECESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN ACCORDANCE WITH THESE REQUIREMENTS.
3. SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS2566 & AS3500.2
4. ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500.
5. PIPEWORK SHALL BE CONSTRUCTED OF DWV SN6, U.N.O. PIPEWORK RECEIVING HOT DISCHARGES SHALL BE CONSTRUCTED OF HIGH DENSITY POLYETHYLENE (HDPE) OR COPPER TYPE 'B'.
6. PIPEWORK SHALL HAVE BE MINIMUM CLASS SN6 UNLESS NOMINATED OTHERWISE ON PLANS.
7. PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY TO ENSURE NO LEAKS.
8. ALL PIPEWORK SHALL BE CONCEALED IN WALLS, VOID SPACE OR DUCTS UNLESS NOTED OTHERWISE.
9. MINIMUM GRADE OF PIPEWORK SHALL BE 1:40 FOR BRANCHES AND 1 IN 60 FOR DRAINS UNLESS NOTED OTHERWISE.
10. MINIMUM SIZE OF BRANCH DN65 AND MINIMUM SIZE OF DRAINS SHALL BE DN100.
11. WHERE FLOOR WASTE GULLIES ARE INDICATED, THE FLOORS SHALL BE GRADED TOWARDS THE OUTLET. FLOOR WASTE GULLIES CONNECTED TO LAUNDRY FIXTURES SHALL BE ANTI-FOAM TYPE, MAKE ALLOWANCE FOR VINYL CLAMP GRATES SUBJECT TO FLOOR FINISHES.
12. ALL FITTINGS TO BE ISOLATED BY AN APPROVED TRAP PRIOR TO CONNECTION TO THE SEWER LINE.
13. PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH AS3500 REQUIREMENTS.
14. INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS3500.
15. ONE OVERFLOW RELIEF GULLY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE.
16. WHERE PIPEWORK PENETRATES FIRE RATED WALLS OR FLOORS, A FIRE STOP COLLAR SHALL BE INSTALLED. ALL WORK SHALL BE STRICTLY INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS.
17. NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STACKS AS PER AS3500. INSTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.

BUILDING HYDRAULICS:
1. ALL MATERIALS AND WORKMANSHIP TO BE DONE IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA) AND LOCAL AUTHORITY REQUIREMENTS.
2. ALL DRAINAGE PIPEWORK SHALL BE DWV CLASS SN6 U.N.O., ALL WASTE AND VENT SHALL BE DWV CLASS PIPE.
3. DURING CONSTRUCTION TEMPORARILY SEAL ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER, DO NOT USE RAGS, PAPER OR WOODEN PLUGS.
4. SUPPLY AND INSTALL ALL FIXTURES, VALVES, TAPWARE AND SUNDRY ITEMS AS SCHEDULED WITHIN THE SPECIFICATION.
5. PROVIDE FIRE STOPS AS REQUIRED.
6. CONTRACT DRAWINGS ARE DIAGRAMMATIC AND AS SUCH SHOW THE INTENT OF DESIGN. INSTALLATION TO BE AS PER AS/NZS3500. ALLOW FOR ALL BENDS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES.
7. REFER TO ARCHITECTS DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS. THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE AND VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS, ETC AND SEAL OFF EXISTING SERVICES. SEAL OFF AND MAKE GOOD ALL FLOOR, WALL AND ROOF PENETRATIONS.
8. THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE. WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, TELSTRA, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK.
9. ALL PENETRATIONS THROUGH EXISTING SUSPENDED FLOOR SLABS SHALL BE DRILLED TO LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER. DRILL PILOT HOLE PRIOR TO CORE DRILLING TO ENSURE CLEARANCE OF BEAMS AND OTHER SERVICES IN SLAB. ALL PENETRATIONS SHALL BE CORE DRILLED TO SUIT PIPE SIZE. ALLOWANCE FOR 10 MM CLEARANCES SHALL BE MADE FOR FIRE PROOFING.
10. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE AND SMOKE STOP WALLS. ALL PIPE PENETRATIONS SHALL BE SEALED WITH TWO HOUR FIRE STOP SEALANT. INSTALL FIRE STOP COLLARS TO PVC-U OR DWV PIPEWORK PASSING THROUGH FLOORS AND FIRE WALLS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
11. PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS TO PIPEWORK IN ACCORDANCE WITH AS1345.
12. MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
13. MAINTAIN SERVICES TO EXISTING FIXTURES AT ALL TIMES. WHERE CHANGEOVER IS REQUIRED, LIAISE WITH THE ARCHITECT PRIOR TO THE SHUTTING DOWN OF ANY SERVICE.
14. CONTRACTOR TO PROVIDE ALL DOCUMENTS, APPROVALS, CERTIFICATES, WARRANTIES, LOG BOOKS, ETC. UPON COMPLETION OF WORKS TO THE ARCHITECT. ALL FEES AND INSPECTIONS TO BE INCLUDED AND ARRANGED BY THE CONTRACTOR.
15. REFER TO THE ARCHITECTS DRAWINGS FOR SANITARY FIXTURE AND TAP SELECTIONS. SUPPLY AND FIX ACCESSORIES NECESSARY FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.

WATER NOTES:
1. WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1 AND 4 AND TO THE SATISFACTION OF COUNCILS (OR TAS WATER FOR EXTERNAL) DEVELOPMENT ENGINEER
2. APPROVED PRESSURE LIMITING VALVES SHALL BE USED TO ENSURE PRESSURE DOES NOT EXCEED 500KPA TO ANY FIXTURE WITHIN A BUILDING. APPROVED PRESSURE LIMITING VALVES SHALL BE LOCATED AS CLOSE AS PRACTICAL TO A BUILDING TO ENSURE FRICTIONAL LOSSES WITHIN PIPEWORK ARE MINIMIZED.
3. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER AT CONTRACTORS COST UNLESS NOMINATED OTHERWISE ON PLANS.
4. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 PARTS 1 AND 4.
5. ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432.
6. AS AN ALTERNATIVE TO SILVER SOLDERED JOINTS, PRESS FITTED JOINTS MAY BE USED. ALLOW TO USE THE VIEGA PROPRESS SYSTEM WITH INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.
7. ALL PIPEWORK SHALL BE CONCEALED WHERE POSSIBLE. WHERE PIPEWORK IS EXPOSED IT SHALL BE CHROME PLATED.
8. WHERE PIPEWORK IS IN CONTACT WITH DISSIMILAR METALS, THE METALS SHALL BE INSULATED AGAINST BI-METAL CORROSION
9. MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS; 600mm ELSEWHERE UNLESS NOMINATED OTHERWISE ON PLANS.
10. PROVIDE STOP VALVES AT ALL BRANCH OFFTAKES.
11. ALL TRENCHES UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, TO BE BACKFILLED WITH COMPACTED FCR.
12. ELECTROMAGNETIC TRACKING TAPE TO BE PLACED OVER ALL TRENCHES CONTAINING WATER PIPES 50∅ OR GREATER ABOVE HAUNCHING.
13. ALL ISOLATION VALVES SHALL BE POSITIONED IN APPROVED ACCESSIBLE LOCATIONS. VALVES LOCATED IN DUCTS OR WALLS SHALL BE POSITIONED BEHIND APPROVED TYPE ACCESS COVERS.
14. ALL SCREWED STOP VALVES SHALL HAVE UNION COUPLINGS AND BE ACCESSIBLE. GROUP VALVES WHEREVER POSSIBLE.
15. ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432.
16. ALL POLYETHYLENE PIPEWORK SHALL BE PN16 PE100 CONFORMING TO AS A432.
17. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED BY WSAA AND AS3500.
18. HOT WATER TO BE STORED AT MINIMUM 60°C WITH TEMPERING DEVICE INSTALLED TO LIMIT OUTLET TEMPERATURE TO; 50°C TO ABLUTION AREAS, 60°C TO KITCHEN SINK, CLEANERS SINK AND LAUNDRY TROUGH AND TEMPERED TO 45°C IN DISABLED, CHILD CARE AND AGED CARE FACILITIES
19. COLD WATER, TEMPERED AND HOT WATER PIPEWORK AND VALVES SHALL BE LAGGED AS PER AS/NZS 3500.4:2018 SECTION 8 FOR CLIMATE REGION C. HOT WATER CIRCULATING LINE TO BE LAGGED WITH SECTIONAL ROCKWOOL WITH FOIL OUTER COVER. EXTERNAL LAGGING TO BE UV PROTECTED, AND LAGGING EXPOSED TO MOISTURE NEEDS TO BE MOISTURE PROTECTED. SOLAR FLOW AND RETURN LAGGING SHOULD BE RATED FOR TEMPERATURES UP TO 150°C, OTHER LAGGING RATED TO 105°C. ALL LAGGING SHOULD BE FIRE RATED TO NCC REQUIREMENTS, PVC FREE, ZERO OZONE DEPLETING POTENTIAL, LOW VOLATILE ORGANIC COMPOUNDS.
20. ONE PRESSURE RELIEF VALVE SET TO 500 KPA SHALL BE PROVIDED TO ALL WATER PIPES AT THE POINT OF ENTRY INTO A BUILDING
21. HOSE BIB COCKS SHALL BE 600mm ABOVE FINISHED SURFACE LEVEL AND SHALL BE 20mm IN SIZE, U.N.O., AND FITTED WITH APPROVED VACUUM BREAKERS.THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND TESTING OF SERVICES REQUIRED BY THE LOCAL AUTHORITY PRIOR TO CONCEALMENT. PRESSURE TEST HOT AND COLD WATER SERVICES TO 1.5 TIMES NORMAL WORKING PRESSURE AND FIRE SERVICES TO 1700 KPA MINIMUM PRESSURE PRIOR TO CONNECTION TO EXISTING SERVICES. PUMP EQUIPMENT SHALL BE REMOVED WHILST TESTING IS CARRIED OUT.
22. ALL TEMPERING AND THERMOSTATIC MIXING VALVES SHALL BE EASILY LOCATED FOR SAFE OH&S ACCESS.
23. FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER, CLEAN OUT AERATORS, STRAINERS, FILTERS, ETC., FLOW AND PRESSURE TEST ALL HYDRANTS AND HOSE REELS.

FIRE NOTES:
1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND COMMISSIONING SHALL BE TO THE REQUIREMENTS AND APPROVAL OF THE BUILDING SURVEYOR, TASMANIAN FIRE SERVICE, NCC 2019, AS 2419.1, AS 1221, AS2441 AND TASWATER.
2. FIRE HOSE REELS SHALL BE INSTALLED AND PLACED IN WORKING ORDER AS SOON AS BUILDING WORKS PERMITS.
3. ALL BELOW GROUND FIRE SERVICE PIPEWORK SHALL BE HARD DRAWN COPPER TUBE TYPE 'B' UNLESS NOTED OTHERWISE. ALL ABOVE GROUND FIRE SERVICE PIPEWORK SHALL BE MEDIUM-DUTY HOT-DIPPED GALVANIZED STEEL TUBE WITH 60 MINUTES FIRE RATED SUPPORTS, UNLESS NOTED OTHERWISE.
4. ALL FIRE ISOLATION VALVES SHALL BE SECURED IN THE OPEN POSITION BY A PADLOCKED GALV. METAL STRAP OR CHAIN. PROVIDE AND INSTALL ENGRAVED NON-FERROUS METAL TAGS WITH 8MM UPPER CASE WORDING: “FIRE SERVICES ISOLATING VALVE - TO BE PADLOCKED IN THE OPEN POSITION”. LOCKING DEVICES SHALL BE 225 CONTRACT SERIES PADLOCKS SERIAL NUMBER 225/40/119/003.
5. INSTALL ISOLATION VALVES TO ALL FIRE HOSE REEL PIPEWORK AT THE POINTS OF CONNECTION TO FIRE HYDRANT SYSTEM IN ACCORDANCE WITH THE NCC (NATIONAL CONSTRUCTION CODE)
6. CONCRETE ANCHOR BLOCKS OR ENGINEERED MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL SUDDEN CHANGES OF DIRECTION, BOTH VERTICALLY AND HORIZONTALLY AT TEES AND END OF LINES.
7. UPON COMPLETION OF THE FIRE INSTALLATION, PROVIDE A COMPLIANCE REPORT AS REQUIRED BY THE CONTROLLING AUTHORITY THAT THE INSTALLATION COMPLIES WITH THE REGULATIONS AND SUBMIT COPIES OF THE REPORT TO THE SUPERINTENDENT.
8. ALL FIRE SERVICES IN BASEMENT OR NOT LOCATED WITHIN FIRE ISOLATED STAIRS/DUCT SHALL BE PROVIDED WITH 120/120/120 FIRE RATED SUPPORTS UNLESS PROTECTED BY A FIRE SPRINKLER SYSTEM.
9. FIRE COLLARS TO BE PROVIDED AT ALL SLAB PENETRATIONS

TASWATER & PLUMBING PERMIT NOTES:
1. ALL WORKS OUTSIDE OF THE PROPERTY BOUNDARY WILL BECOME TASWATER ASSETS.
2. ENSURE ALL WORKS ARE INSTALLED IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS NOTED WITHIN THE DRAWINGS AND ISSUED PERMITS
3. ALLOW TO ORGANISE ALL APPLICATIONS TO UNDERTAKE TASWATER WORKS AS NOTED IN THE APPROVAL DOCUMENTS AND UNDERTAKE ALL REQUIRED INSPECTIONS DURING CONSTRUCTION.
4. ALL WORKS ASSOCIATED WITH PUBLIC SEWER AND WATER IS TO BE CARRIED OUT IN ACCORDANCE WITH THE WSA PARTS 02 & 03 (WATER AND SEWERAGE CODES OF AUSTRALIA) AND TO THE SATISFACTION OF TASWATER.
5. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO BUILDER UNLESS APPROVED OTHERWISE.
6. ENSURE ALL WORKS PRE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS NOMINATED ON THE APPROVED PLUMBING PERMIT PRIOR TO PRACTICAL COMPLETION.
7. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1
8. VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES
9. CODE WSA 02—2014-3.1 MRWA VERSION 2 AND TASWATER’S SUPPLEMENTS TO THESE CODES
10. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WITH THE PRESSURE SEWERAGE CODE OF AUSTRALIA WSA 07- 2007, TASWATER'S SUPPLEMENT TO WSA 07-2007, TASWATER'S PRESSURE SEWER GUIDELINES, TASWATER'S STANDARD PRESSURE SEWER SYSTEM DRAWINGS & TASWATER'S LAUDERDALE PRESSURE SEWER SYSTEM PROPERTY OWNER'S MANUAL

WORKPLACE HEALTH AND SAFETY NOTES

GENERAL
1. THE FOLLOWING RISK MITIGATION NOTES HAVE BEEN PREPARED TO ADVISE THE 'PERSON CONDUCTING A BUSINESS OR UNDERTAKING' (PCBU) ON THE HEALTH AND SAFETY ASPECTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2011 AND ARE PERTINENT TO ANY TIME WHEN THE BUILDING OPERATES AS A WORKPLACE.
2. THESE NOTES MAY NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PRACTICES AND SAFETY RISKS. INCLUSION OR EXCLUSION OF ANY ITEM DOES NOT ABSOLVE THE OWNER, CONTRACTOR, USER, MAINTAINER OR DEMOLISHER OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES AND IT IS NOT AN ADMISSION THAT ANY ITEM BELOW IS THE RESPONSIBILITY OF VERTO.
3. ADDITIONAL GUIDANCE ON WORKPLACE HEALTH AND SAFETY IS PROVIDED IN THE FOLLOWING CODES OF PRACTICE, WHICH THE CONTRACTOR IS TO COMPLY WITH AS APPLICABLE:
   - “CONSTRUCTION WORK” (CP104);
   - “HOW TO MANAGE WORK HEALTH AND SAFETY RISKS” (CP112);
   - “MANAGING THE WORK ENVIRONMENT AND FACILITIES” (CP124);
   - “SAFE DESIGN OF STRUCTURES” (CP127).
4. FURTHER ADDITIONAL AND UPDATED CODES OF PRACTICE AND OTHER GUIDANCE MATERIALS FOR THE MINIMIZATION OF RISKS TO WORKPLACE HEALTH AND SAFETY ARE MADE AVAILABLE PERIODICALLY FROM WORKSAFE TASMANIA AT WWW.WORKSAFE.TAS.GOV.AU AND SAFE WORK AUSTRALIA AT WWW.SAFEWORKAUSTRALIA.GOV.AU AND SHOULD BE CONSULTED PRIOR TO WORKS COMMENCING ONSITE.
5. WHERE APPLICABLE, THE SPECIFIC RISKS ASSOCIATED WITH THIS PROJECT HAVE BEEN ASSESSED AND ARE SUMMARISED IN THE ATTACHED RISK ASSESSMENT / HAZARD IDENTIFICATION REPORT.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND TO PREPARE ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS.
7. TEMPORARY STRUCTURES AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIALTO THE EXECUTION OF THE DESIGN AS INTENDED IN THE DOCUMENTS PROVIDED. DETAILED PROCEDURES MUST BE SOUGHT PRIOR TO WORKS COMMENCING. FOR ALL ASSOCIATED TEMPORARY STRUCTURE OR ERECTION DESIGN AND CERTIFICATION THE CONTRACTOR IS TO ENGAGE A THIRD PARTY TO ASSIST, CERTIFY AND OVERSEE THE ERECTION OF THE WORKS.

SITE

RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE DRAWINGS; HOWEVER THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE, APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED.

SITE ACCESS / TRAFFIC MANAGEMENT:
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “TRAFFIC MANAGEMENT IN WORKPLACES” STANDARD CONTROL.
2. ESPECIALLY FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD: PARKING OF VEHICLES OR LOADING / UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. FOR ALL BUILDINGS: A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.
3. PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.
4. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.
5. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.
6. CONSTRUCTION OF BUILDING ELEMENTS THAT ARE NECESSARY TO CONTRIBUTE TO SAFE ACCESS TO THE BUILDING, SUCH AS HANDRAILS, SCAFFOLDING, ACCESS STAIRS, FALL ARREST SYSTEMS ETC., MUST TAKE PLACE PRIOR TO PROGRESSING WITH ANY OTHER WORKS FOR WHICH THOSE ELEMENTS WILL BE REQUIRED.

WATER:
1. IF THE BUILDING SITE IS ADJACENT TO ANY BODY OF WATER ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED. THE CONTRACTOR IS TO PREPARE A SAFE WORK METHOD STATEMENT FOR ANY WORKS REQUIRED TO BE UNDERTAKEN OVER WATER. LIGHTING AND VENTILATION
2. THE CONTRACTOR IS TO PROVIDE ADEQUATE LIGHTING AND VENTILATION TO ALL AREAS REQUIRED TO BE OCCUPIED BY WORKERS DURING CONSTRUCTION. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL LIGHTING AND VENTILATION MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.A

FIRE AND EMERGENCY:
1. ADEQUATE SITE SPECIFIC FIRE EQUIPMENT AND EMERGENCY EVACUATION PROCEDURES ARE TO BE PROVIDED AND MAINTAINED BY THE CONTRACTOR DURING WORKS ONSITE ACCORDING TO A SAFE WORK METHOD STATEMENT TO BE PREPARED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ONSITE. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL FIRE PROTECTION EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.C.A

ELECTRICAL:
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “WORKING IN THE VICINITY OF OVERHEAD AND UNDERGROUND ELECTRIC LINES” AND “MANAGING ELECTRICAL RISKS IN THE WORKPLACE” (CP117) AND AS 3012 STANDARD CONTROLS.
2. UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE ACCURATELY LOCATED AND EITHER DISCONNECTED OR ADEQUATE EXCLUSION ZONES DELINEATED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING.
3. OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A SIGNIFICANT RISK IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, CLEARLY IDENTIFIED EXCLUSION ZONES AND APPROACH DISTANCES SHALL BE ESTABLISHED AND MAINTAINED.

EXCAVATION

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “EXCAVATION WORK” (CP107) STANDARD CONTROL.
2. CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHALL BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHALL BE PROVIDED.
3. ANY AUGURING PROCEDURES MAY CAUSE A RISK OF FALLING INTO OPEN BORES. ALL BORES THEREFORE ARE TO BE CONCRETE FILLED AS SOON AS POSSIBLE. IN THE MEANTIME, ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED.
4. THE CONTRACTOR IS TO CONSULT ANY SITE INVESTIGATION REPORTS ETC. BEFORE CONDUCTING ANY EXCAVATION WORKS. IN THE CASE OF ANY AREAS BEING IDENTIFIED AS HAVING GROUND CONTAMINATION PRESENT, A QUALIFIED SPECIALIST CONSULTANT SHALL BE ENGAGED TO PROVIDE REMEDIAL WORKS DESIGN AND RISK MITIGATION STRATEGIES.

CONSTRUCTION

FORMWORK:
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “FORMWORK AND FALSEWORK” STANDARD CONTROL.
2. ALL FORMWORK AND SUPPORTING SCAFFOLD STRUCTURES MUST BE DEIGNED TO CARRY THE CONSTRUCTION LOADING SPECIFIED WITH THIS SET OF DOCUMENTATION.
3. INSITU FORMWORK EG. BONDEK / CONDECK MUST BE INSTALLED TO MANUFACTURES INSTRUCTIONS AND SUPPORTED DURING CONSTRUCTION AS RECOMMENDED. TEMPORARY SUPPORTS ARE NOT PROVIDED AS PART OF THIS DOCUMENTATION.
4. SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.
5. WALLS, COLUMN AND OTHER VERTICAL FORMWORK MUST BE CHECKED AND DESIGNED FOR POTENTIAL HYDROSTATIC LOADING DURING CONCRETE PLACEMENT.

PRECAST PANEL ERECTION:
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “PRECAST TILT-UP AND CONCRETE ELEMENTS IN BUILDING CONSTRUCTION” AND AS 3580 STANDARD CONTROLS.
2. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE PANELS ARE ERECTED. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.
3. CHAIN AND SLING SETUP FOR PANELS IS TO BE CHECKED AGAINST APPROVED PANEL LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.
4. PATHWAYS OF OVERHEAD TRAVEL OF PANELS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.
5. PANEL BEARING AND LOCATING PLATES AND DOWELS ARE TO BE CHECKED FOR FINAL LOCATION.
6. PANEL PROPPING AND TEMPORARY SUPPORT MUST BE LOCATED WITH APPROVED ANCHORS AND APPROPRIATE CHECKS AND DESIGNS FOR CAPACITY, NUMBER AND CONFIGURATION OF PROPS IS TO BE CONDUCTED PRIOR TO ERECTION. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST BE OBTAINED PRIOR TO ERECTION

STRUCTURAL STEEL ERECTION:
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “WELDING PROCESSES” (CP134), “ABRASIVE BLASTING” (CP101) AND “SPRAY PAINTING AND POWDER COATING” (CP131 STANDARD CONTROLS.
2. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE THE FRAME IS ERECTED. THIS IT TO INCLUDING BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.
3. CHAIN AND SLING SETUP FOR FRAMING MEMBERS IS TO BE CHECKED AGAINST APPROVED LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.
4. PATHWAYS OF OVERHEAD TRAVEL OF FRAMING MEMBERS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.
5. TEMPORARY PROPPING WORK IS TO BE PROVIDED TO ENSURE STABILITY OF THE FRAMES DURING ERECTION.
6. ALL STEEL FRAMES ARE TO BE TEMPORARY BRACED, UNTIL STRUCTURE IS FULLY ERECTED AND ALL CONNECTIONS BOLTED OR WELDED TOGETHER AS REQUIRED. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST OBTAINED PRIOR TO ERECTION.
7. SITE BASED TREATMENTS OF STEEL FRAMING MEMBERS (EG. CUTTING, WELDING, GRIT BLASTING, SPRAY PAINTING, ETC.) IS TO BE MINIMISED WHEREVER POSSIBLE. IF SITE BASED TREATMENT IS UNAVOIDABLE, ADEQUATE PROTECTION, SCREENING AND VENTILATION TO MINIMISE HAZARDS TO PERSONNEL IS TO BE PROVIDED.
8. AVOID SITE BASE HOT WORKS WHERE POSSIBLE. IF UNAVOIDABLE, SITE SPECIFIC PROCEDURES FOR HOT WORKS PERMITS ETC. ARE TO BE FOLLOWED.

WORKING AT HEIGHTS:
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “MANAGING THERISK OF FALLS AT WORKPLACES” (CP122), “PREVENTING FALLS IN HOUSING CONSTRUCTION” (CP127), “SCAFFOLDS AND SCAFFOLDING WORK” AND AS 1657 STANDARD CONTROLS.
2. SCAFFOLDING MUST BE SECURED AND BRACED TO RESIST OVERTURNING. SINGLE PROPS MUST NOT BE USED UNLESS A DESIGN CHECK ON STABILITY IS MADE AND THEY ARE FIXED TO A STABLE BASE AT MIDPOINTS.
3. CONTRACTOR IS TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (IE. FIXED PLATFORM, CHERRY PICKERS ETC.)

CONCRETE STRESSING:
1. CONTRACTOR IS TO ENSURE THAT CONCRETE STRENGTH MEETS REQUIRED CAPACITY AT TIME OF STRESSING.
2. RESTRICTED STRESSING AREAS ARE TO BE PROVIDED TO ALL AREAS WHERE STRESSING IS TAKING PLACE BOTH AT LIVE AND DEAD ENDS OF STRESSING DUCTS.
3. CONTRACTOR MUST ENSURE THAT AT ALL TIMES DURING STRESSING ONLY QUALIFIED AND APPROVED PERSONNEL HAVE ACCESS TO DESIGNATED STRESSING AREAS.
4. SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUS BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.

CRANES AND OTHER MECHANICAL PLANT:
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “CRANES”,“MANAGING THE RISKS OF PLANT IN THE WORKPLACE” (CP123), “INDUSTRIAL LIFT TRUCKS” AND AS 2550 STANDARD CONTROLS.
2. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.
3. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE ANY LIFT. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

EXISTING BUILDINGS

DEMOLITION:
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “DEMOLITION WORK” (CP106) STANDARD CONTROL.
2. LOCATIONS OF EXISTING EMBEDDED LIVE SERVICES ARE TO BE ACCURATELY ESTABLISHED PRIOR TO ANY PENETRATION OF EXISTING STRUCTURE.
3. DO NOT CUT OR REMOVE ANY STRUCTURAL MEMBER PRIOR TO INSPECTION BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
4. SEEK ADVICE FROM A SUITABLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO CORING, CHASING, CUTTING OR REMOVAL OF EXISTING CONCRETE AND REINFORCEMENT.
5. EXISTING STRUCTURAL ADEQUACY:
6. WHERE EXISTING STRUCTURAL ELEMENTS ARE DAMAGED OR EXHIBIT SIGNIFICANT SECTION LOSS, A SUITABLY QUALIFIED STRUCTURAL ENGINEER SHALL BE ENGAGED TO DESIGN A SYSTEM FOR STABILISING / SUPPORTING THE EXISTING STRUCTURE, SUCH THAT ALL WORK AREAS WILL BE ADEQUATELY SAFE FOR BUILDING WORKS TO COMMENCE. ANY SIGNIFICANT SECTION LOSS OR CORROSION OF EXISTING STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORKS.
7. ANY EXISTING RETAINING STRUCTURES PRESENT ON THE SITE SHALL BE INSPECTED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER TO ASCERTAIN THE EXTENT OF ANY EXCLUSION ZONES REQUIRED, ESPECIALLY WITH REGARD TO ANY EXCAVATION, THE OPERATION OF HEAVY SURFACE PLANT AND EQUIPMENT, OR STOCKPILING MATERIAL ADJACENT TO EXISTING RETAINING STRUCTURES.
8. NO EXCAVATION SHALL BE PERFORMED ADJACENT TO ANY EXISTING STRUCTURE, ESPECIALLY BELOW THE 45° LINE FROM THE UNDERSIDE OF AN EXISTING FOOTING WITHOUT THE EXPRESS PERMISSION OF THE STRUCTURAL ENGINEER.

ASBESTOS:
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE” (CP111) AND “HOW TO SAFELY REMOVE ASBESTOS” (CP115) STANDARD CONTROLS.
2. FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO:
   - 1990 - IT MAY CONTAIN ASBESTOS;
   - 1986 - IT IS LIKELY TO CONTAIN ASBESTOS; EITHER IN CLADDING MATERIAL OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD INSPECT AND, IF NECESSARY, HAVE ANY ASBESTOS REMOVED BY A SUITABLE QUALIFIED PERSON BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

EXISTING COATINGS:
1. PRIOR TO ANY WORKS COMMENCING AN APPROPRIATE METHOD OF PAINT REMOVAL AND DISPOSAL IS TO BE DETERMINED, PARTICULARLY ON HISTORIC STRUCTURES. COATINGS CONTAINING COAL TAR EPOXIES, BITUMEN AND ASPHALTS, ZINC CHROMATE AND LEAD AMONG OTHERS PRESENT A HEALTH RISK. ADEQUATE SCREENING IS TO BE PROVIDED TO THE PUBLIC AND THE SURROUNDING ENVIRONMENT DURING PAINT REMOVAL AND CLEANING OPERATIONS. ENVIRONMENTALLY APPROPRIATE METHODS ARE TO BE EMPLOYED DURING MAINTENANCE AND REPAIR WORK.

HAZARDOUS SUBSTANCES

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “MANAGING RISKS OF HAZARDOUS CHEMICALS IN THE WORKPLACE” (CP120) STANDARD CONTROL.

POWDERED MATERIALS:
1. MANY MATERIALS USED IN CONSTRUCTION CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER:
1. THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS:
1. MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURERS' RECOMMENDATIONS FOR USE MUST BE CAREFULLY FOLLOWED AT ALL TIMES.

SYNTHETIC MINERAL FIBRE:
1. GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

HAZARDOUS MANUAL TASKS

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “HAZARDOUS MANUAL TASKS” (CP110) STANDARD CONTROL.
2. COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONFINED SPACES

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “CONFINED SPACES” (CP103) AND AS 2865 STANDARD CONTROLS.
2. ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHALL BE PROVIDED. ONLY TRAINED PERSONNEL ARE TO ENTER A CONFINED SPACE AND THE CONTRACTOR IS TO PREPARE A WORK METHOD STATEMENT ADDRESSING MITIGATION OF RISKS FOR ANY SUCH WORKS. ADEQUATE SIGNAGE IS TO BE PROVIDED TO ALL TEMPORARY AND PERMANENT CONFINED SPACES IN ACCORDANCE WITH AS 2865.

NOISE

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK” (CP118) STANDARD CONTROL.

OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS:
1. THIS BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING. IF THE BUILDING, AT A LATER DATE, IS USED OR INTENDED FOR USE AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.



THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. VERTO CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT

DRAINAGE SCHEDULE	
—S—	SEWER LINE DN100 DWV SN6 AT MIN. 1.65% U.N.O
—EXS—	SEWER LINE - EXISTING
—SW—	STORMWATER LINE DN100 DWV SN6 AT MIN 1.0% GRADE U.N.O
—EXSW—	STORMWATER LINE - EXISTING
—RWC—	RAINWATER CHARGED LINE (DN100 DWV SN6)
—EXRW—	STORMWATER LINE - EXISTING
—TW—	TRADE WASTE (DN100 HDPE @ MIN 1.65%)
—EXTW—	TRADE WASTE - EXISTING
—AG—	AG DRAIN AT MIN 1.0% (DN90 SLOTTED PVC)
—EXAG—	AG DRAIN - EXISTING
	AIR ADMITTANCE VALVE
	SEWER (AS PER FIXTURE SCHEDULE)
	STORMWATER DOWNPIPE (DN100) U.N.O
	VENT (DN50) U.N.O
	DENOTES SW SWIVEL
	DENOTES SEWER SWIVEL
	DENOTES SW EXPANSION JOINT
	DENOTES SEWER EXPANSION JOINT
	DENOTES BRACKETS, AS INDICATED
	VERTICAL EXPANSION OR SWIVEL / EXPANSION / SWIVEL
B	BASIN (DN40)
BTH	BATH (DN40)
FWG	FLOOR WASTE GULLY (DN50-DN100)
GP	450 x 450 x 450D ACO POLYCRETE GRATED PIT OR EQUIVALENT
GD	100 x 100 ACO POLYCRETE GRATED DRAIN OR EQUIVALENT
HWC	HOT WATER CYLINDER INSTALLED ON APPROVED SAFE TRAY WITH TUNDISH TO FLOOR WASTE GULLY
IO	INSPECTION OPENING
ORG	OVERFLOW RELIEF GULLY (DN100)
OT	PLANTER BOX OUTLET (DN100)
RWT	18000L TANKWORLD FRP RAINWATER TANK OR EQUIVALENT
SMH	SEWER MANHOLE
SWMH	STORMWATER MANHOLE
SHR	SHOWER (DN50)
S	SINK (DN50)
SH	SLOP HOPPER (DN50)
TR	TROUGH (DN50)
WC	WATER CLOSET (DN100)
UR	URINAL

SITE NOTES:
SITE CLASSIFIED AS XXXX : WITH Ys RANGE XXXXmm
REFER TO GEOTECHNICAL REPORT BY XXXX DATED XXXX

HYDRAULIC NOTES

ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE NCC VOL 3 (PCA), AS3500 AND TO LOCAL AUTHORITY APPROVAL.

THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE.

CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.

REFER ARCHITECTS DRAWINGS FOR FIXTURE LOCATION AND SPECIFICATION.

MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.

EXISTING SEWER AND STORMWATER FITTINGS NOT IN USE TO BE DISCONNECTED, CAPPED AND SEALED.

PROVIDE TUNDISHES CONNECTED TO SEWER OR STORMWATER TO ALL AIR CONDITIONING UNITS AND PRESSURE VALVES - PIPE LAYOUT TO BE DETERMINED ON SITE.

HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.

DIAL BEFORE YOU DIG www.1100.com.au

BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ONSITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN

DRAINAGE PLAN - SITE

1 : 500

HOBART
DEVONPORT
LAUNCESTON

verto

Hobart Office
LG, 199 Macquarie Street
Hobart TAS 7000
03 6234 8666
www.vertotas.com.au

APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	SL	A	DEVELOPMENT APPLICATION	07/10/2026
CHECKED:	AJ			
DESIGN:	SL			
CHECKED:	AJ			
VERIFIED:				

CLIENT: GREG WOOLLEY

PROJECT: HILLTOP HOUSE
536 OKEHAMPTON RD, TRIABUNNA
TAS 7190

SHEET: SITE PLAN

SCALE: As indicated (A1)

PROJECT No. 26E99-267

SHEET No. H101

REV. A

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—EXSW—	STORMWATER LINE - EXISTING
—RWC—	RAINWATER CHARGED LINE (DN100 DWV SN6)
—EXRW—	STORMWATER LINE - EXISTING
—TW—	TRADE WASTE (DN100 HDPE @ MIN 1.65%)
—EXTW—	TRADE WASTE - EXISTING
—AG—	AG DRAIN AT MIN 1.0% (DN90 SLOTTED PVC)
—EXAG—	AG DRAIN - EXISTING
	AIR ADMITTANCE VALVE
	SEWER (AS PER FIXTURE SCHEDULE)
	STORMWATER DOWNPIPE (DN100) U.N.O
	VENT (DN50) U.N.O
	DENOTES SW SWIVEL
	DENOTES SEWER SWIVEL
	DENOTES SW EXPANSION JOINT
	DENOTES SEWER EXPANSION JOINT
	DENOTES BRACKETS, AS INDICATED
	VERTICAL EXPANSION OR SWIVEL / EXPANSION / SWIVEL
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IO	INSPECTION OPENING
ORG	OVERFLOW RELIEF GULLY (DN100)
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RWT	18000L TANKWORLD FRP RAINWATER TANK OR EQUIVALENT
SMH	SEWER MANHOLE
SWMH	STORMWATER MANHOLE
SHR	SHOWER (DN50)
S	SINK (DN50)
SH	SLOP HOPPER (DN50)
TR	TROUGH (DN50)
WC	WATER CLOSET (DN100)
UR	URINAL

ABSORPTION TRENCH FOR POOL BACKWASH DISCHARGE REFER TO WASTE WATER DESIGN BY OTHERS

WHERE FLOOR WASTE GULLIES ARE INDICATED, THE FLOORS SHALL BE GRADED TOWARDS THE OUTLET. FLOOR WASTE GULLIES CONNECTED TO LAUNDRY FIXTURES SHALL BE ANTI-FOAM TYPE, MAKE ALLOWANCE FOR VINYL CLAMP GRATES SUBJECT TO FLOOR FINISHES.

DN100 SN6 PVC STORMWATER @ 1.0% MIN TO CONCRETE APRON WITH FLAP VALVE FITTED

DN100 SN6 STORMWATER @ 1.0% MIN

STORMTECH SLIMLINE LINEAR ARi40MTL 100 WIDE GRATED TRENCH DRAIN

134m² CATCHMENT 5% AEP (100mm/hr) = 3.73L/s

DN100 SEWER DRAIN FROM POOL BACKWASH DISCHARGE

40,000 LITRE IN GROUND RAINWATER OVERFLOW PUMP STATION

100,000 LITRE IN GROUND RAINWATER TANK

DN100 SN6 PVC STORMWATER @ 1.0% MIN TO CONCRETE APRON WITH FLAP VALVE FITTED

DN100 SN6 PVC SEWER @ 1.65% MIN EXTENDED TO AWTS DESIGNED BY OTHERS

DN100 SN6 PVC SEWER @ 1.65% MIN

DN150 DP, DN150 OVERFLOW 8.82L/s ea

FFL 169.500

AAV UNDER BASIN

AAV UNDER BASIN

ACCESS PANEL FOR BATH TRAP RERQUIRED

DN150 DP, DN150 OVERFLOW 7.07L/s ea

TO UPPER LEVEL

ACCESS PANEL FOR BATH TRAP RERQUIRED

DN100 SEWER JUMP UP

DN100 SN6 PVC DROPPER TO LOWER LEVEL 3.62L/s

26.46L/s

31.13L/s

42.87L/s

49.94L/s

FFL 170.500

DN225 REUSE STORMWATER @ 0.5% TO DROPPER 49.94L/s 1.0% AEP

DN225 STORMWATER @ 2.0% TO DROPPER 86.54L/s 1.0% AEP

DN150 DP, DN150 OVERFLOW 10.85L/s

DN150 DP, DN150 OVERFLOW 8.82L/s ea

DN100 SEWER JUMP UP

DN225 STORMWATER @ 1.5% TO DROPPER 72.74L/s 1.0% AEP

DN150 DP, DN150 OVERFLOW 4.67L/s ea

DN150 STORMWATER @ 2.5% TO DROPPER 40.47L/s 3.0% AEP

OVERFLOW FLOODING CATCHMENT 1% AEP (137mm/hr) = 31.91L/s
DN150 SN4 RISER

DN150 STORMWATER RISER

DN100 DP, DN100 OVERFLOW 6.22L/s

DN150 STORMWATER @ 2.0% MIN.

128m² CATCHMENT 1% AEP (137mm/hr) = 4.87L/s

SITE NOTES:
SITE CLASSIFIED AS XXXX - WITH Ys RANGE XXXXmm
REFER TO GEOTECHNICAL REPORT BY XXXX DATED XXXX

HYDRAULIC NOTES

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CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.

REFER ARCHITECTS DRAWINGS FOR FIXTURE LOCATION AND SPECIFICATION.

MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.

EXISTING SEWER AND STORMWATER FITTINGS NOT IN USE TO BE DISCONNECTED, CAPPED AND SEALED.

PROVIDE TUNDISHES CONNECTED TO SEWER OR STORMWATER TO ALL AIR CONDITIONING UNITS AND PRESSURE VALVES - PIPE LAYOUT TO BE DETERMINED ON SITE.

HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.

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DRAINAGE PLAN - LOWER GROUND FLOOR

1 : 200

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APPROVAL	
DRAWN:	SL
CHECKED:	AJ
DESIGN:	SL
CHECKED:	AJ
VERIFIED:	

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	07/10/2026

CLIENT: GREG WOOLLEY

PROJECT: HILLTOP HOUSE
536 OKEHAMPTON RD, TRIABUNNA
TAS 7190

SHEET: DRAINAGE SERVICES PLAN - LG

SCALE: As indicated (A1)

PROJECT No. 26E99-267

SHEET No. H102

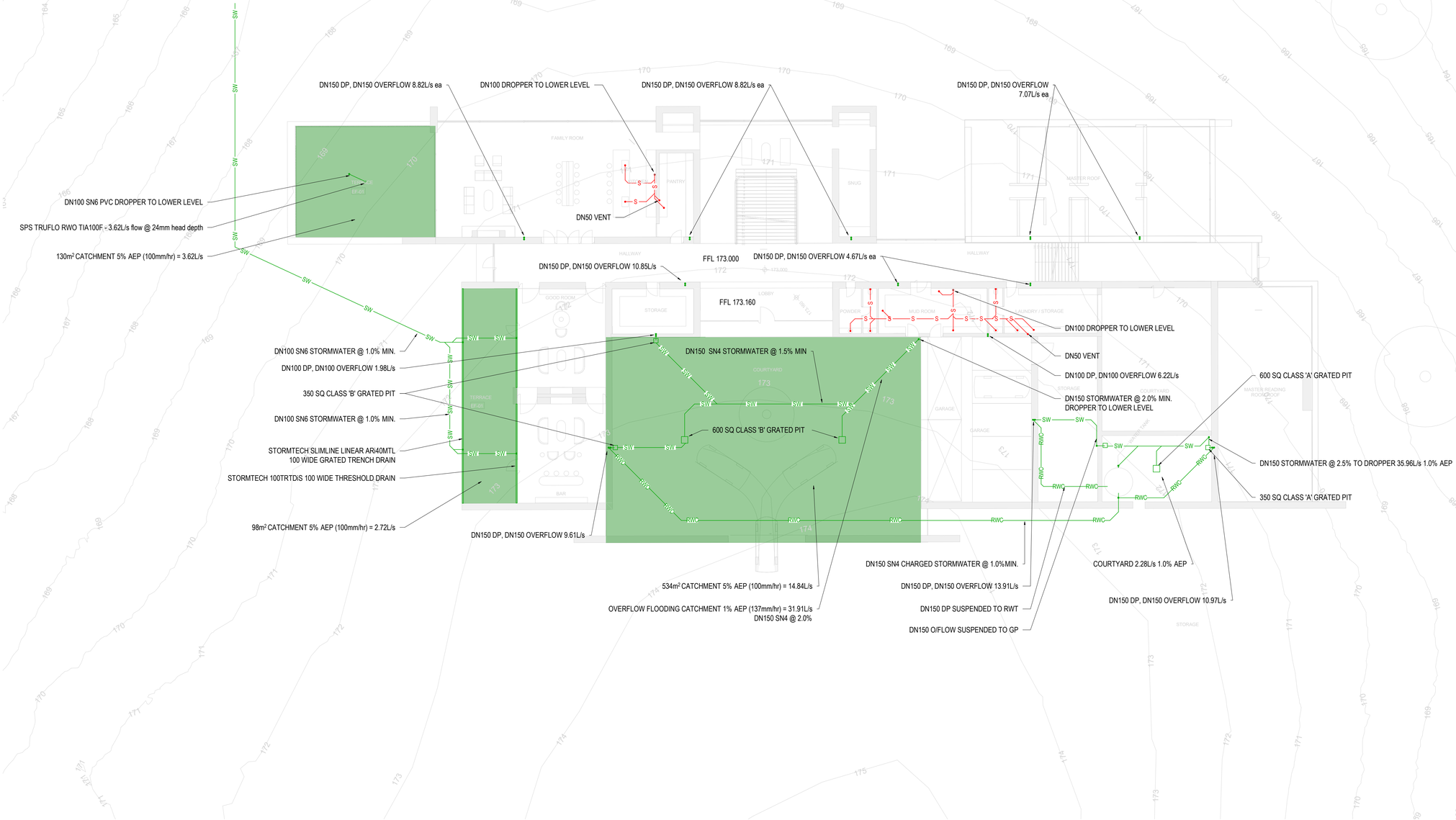
REV. A

IMPORTANT NOTICE TO THE ATTENTION OF THE OWNER

FOUNDATIONS AND ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

WHERE FLOOR WASTE GULLIES ARE INDICATED, THE FLOORS SHALL BE GRADED TOWARDS THE OUTLET. FLOOR WASTE GULLIES CONNECTED TO LAUNDRY FIXTURES SHALL BE ANTI-FOAM TYPE, MAKE ALLOWANCE FOR VINYL CLAMP GRATES SUBJECT TO FLOOR FINISHES.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. VERTO CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT



DRAINAGE SCHEDULE

—S—	SEWER LINE DN100 DWV SN6 AT MIN. 1.65% U.N.O
—EXS—	SEWER LINE - EXISTING
—SW—	STORMWATER LINE DN100 DWV SN6 AT MIN 1.0% GRADE U.N.O
—EXSW—	STORMWATER LINE - EXISTING
—RWC—	RAINWATER CHARGED LINE (DN100 DWV SN6)
—EXRW—	STORMWATER LINE - EXISTING
—TW—	TRADE WASTE (DN100 HDPE @ MIN 1.65%)
—EXTW—	TRADE WASTE - EXISTING
—AG—	AG DRAIN AT MIN 1.0% (DN90 SLOTTED PVC)
—EXAG—	AG DRAIN - EXISTING
	AIR ADMITTANCE VALVE
	SEWER (AS PER FIXTURE SCHEDULE)
	STORMWATER DOWNPIPE (DN100) U.N.O
	VENT (DN50) U.N.O
	DENOTES SW SWIVEL
	DENOTES SEWER SWIVEL
	DENOTES SW EXPANSION JOINT
	DENOTES SEWER EXPANSION JOINT
	DENOTES BRACKETS, AS INDICATED
	VERTICAL EXPANSION OR SWIVEL / EXPANSION / SWIVEL
B	BASIN (DN40)
BTH	BATH (DN40)
FWG	FLOOR WASTE GULLY (DN50-DN100)
GP	450 x 450 x 450D ACO POLYCRETE GRATED PIT OR EQUIVALENT
GD	100 x 100 ACO POLYCRETE GRATED DRAIN OR EQUIVALENT
HWC	HOT WATER CYLINDER INSTALLED ON APPROVED SAFE TRAY WITH TUNDISH TO FLOOR WASTE GULLY
IO	INSPECTION OPENING
ORG	OVERFLOW RELIEF GULLY (DN100)
OT	PLANTER BOX OUTLET (DN100)
RWT	18000L TANKWORLD FRP RAINWATER TANK OR EQUIVALENT
SMH	SEWER MANHOLE
SWMH	STORMWATER MANHOLE
SHR	SHOWER (DN50)
S	SINK (DN50)
SH	SLOP HOPPER (DN50)
TR	TROUGH (DN50)
WC	WATER CLOSET (DN100)
UR	URINAL

SITE NOTES:
SITE CLASSIFIED AS XXXX : WITH Ys RANGE XXXXmm
REFER TO GEOTECHNICAL REPORT BY XXXX DATED XXXX

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DRAINAGE PLAN - GROUND FLOOR

1 : 200

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APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	SL	A	DEVELOPMENT APPLICATION	07/10/2026
CHECKED:	AJ			
DESIGN:	SL			
CHECKED:	AJ			
VERIFIED:				

CLIENT: GREG WOOLLEY

PROJECT: HILLTOP HOUSE
536 OKEHAMPTON RD, TRIABUNNA
TAS 7190

SHEET: DRAINAGE SERVICES PLAN - GF

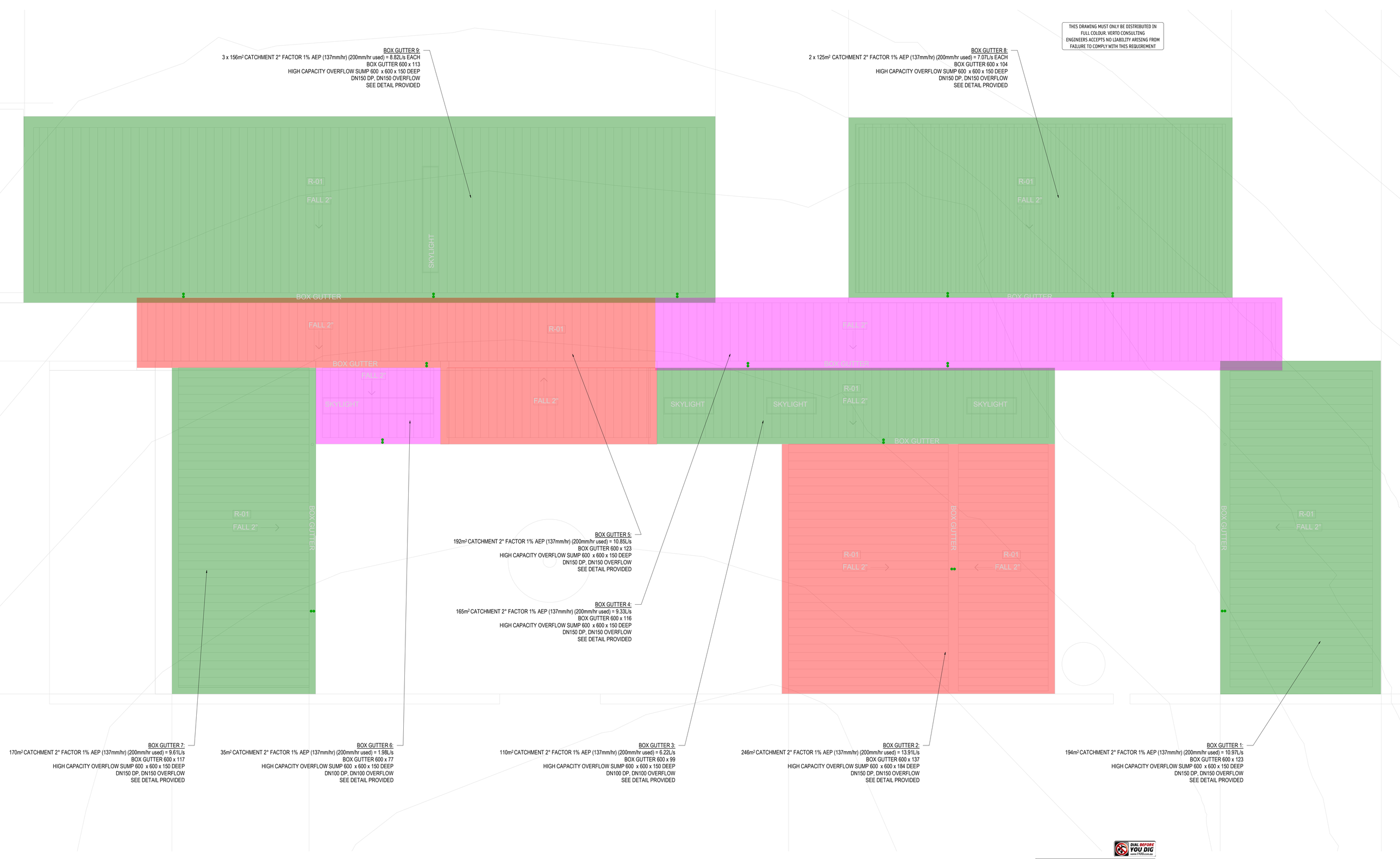
SCALE: As indicated (A1)

PROJECT No. 26E99-267

SHEET No. H103

REV. A

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DRAINAGE PLAN - ROOF

1 : 100

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PROJECT: HILLTOP HOUSE
536 OKEHAMPTON RD, TRIABUNNA
TAS 7190

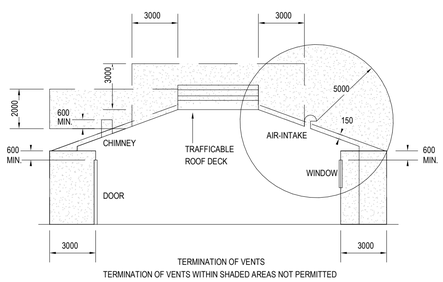
SHEET: DRAINAGE SERVICES PLAN - ROOF

SCALE: 1 : 100 (A1)

PROJECT No.: 26E99-267

SHEET No.: H201

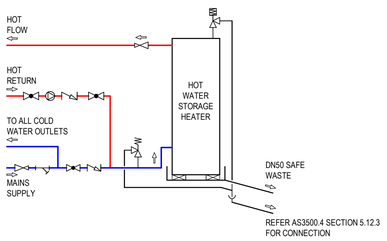
REV.: A



TERMINATION OF VENTS

TERMINATION OF VENTS WITHIN SHADED AREAS NOT PERMITTED

1 : 100



SCHEMATIC LEGEND:

- GRUNDFOS UPS 20-60 B 150 HOT WATER CIRCULATION PUMP AND 24HR TIMER
- ISOLATION VALVE
- NON-RETURN VALVE
- PRESSURE REDUCING VALVE
- PRESSURE AND TEMPERATURE RELIEF VALVE
- PRESSURE LIMITING VALVE
- STRAINER
- TEMPERING VALVE
- TUNDISH

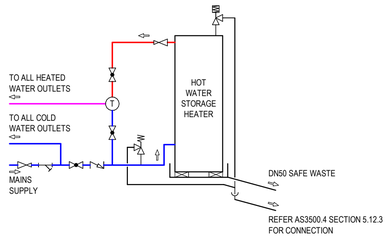
HOT AND COLD WATER NOMINAL DIAMETERS

WATER SERVICE TO BRANCH OFF TAKES	MIN DN20
MAX OFF TAKE LENGTH 6m	DN18
MAX OFF TAKE LENGTH 3m	DN15
MAX OFF TAKE LENGTH 1m	DN10

COPPER PIPES TO AS1432
HDPE PIPES TO AS/NZS4130

MAINS PRESSURE STORAGE WATER HEATER - CICRULATED SERVICE

1 : 20



SCHEMATIC LEGEND:

- ISOLATION VALVE
- NON-RETURN VALVE
- PRESSURE REDUCING VALVE
- PRESSURE AND TEMPERATURE RELIEF VALVE
- PRESSURE LIMITING VALVE
- STRAINER
- TEMPERING VALVE
- TUNDISH

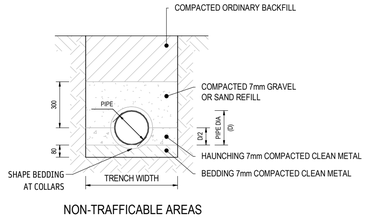
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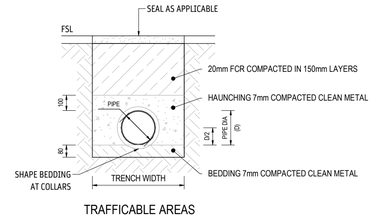
MAINS PRESSURE HOT WATER SERVICE - NON CIRCULATED, ONE ZONE

1 : 20



NON-TRAFFICABLE AREAS

TRENCH WIDTHS	
PIPE DIAMETER	MIN TRENCH WIDTH
LESS THAN 50mm	250
75 - 100mm	450
150 - 300mm	600
ABOVE 300mm	DIA. PLUS 300mm



TRAFFICABLE AREAS

TYPICAL PIPE TRENCH DETAILS

1 : 20

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CLIENT: GREG WOOLLEY

PROJECT: HILLTOP HOUSE
536 OKEHAMPTON RD, TRIABUNNA
TAS 7190

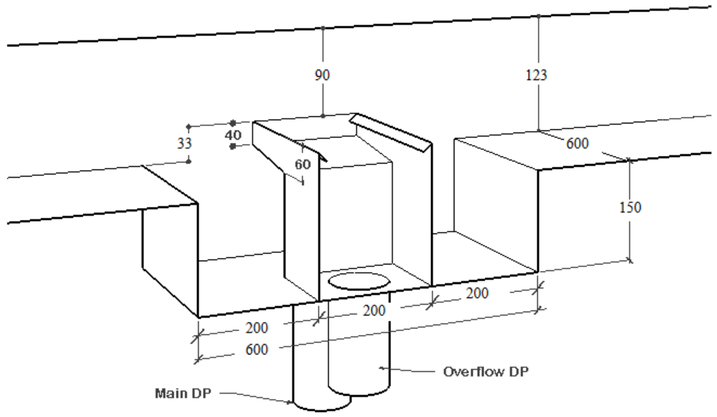
SHEET: HYDRAULIC DETAILS

SCALE: As indicated (A1)

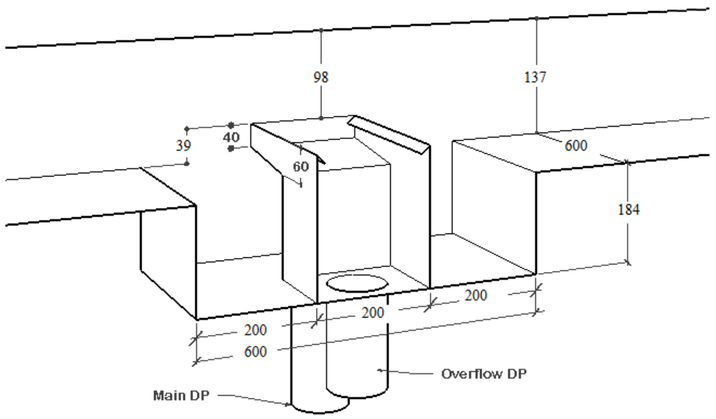
PROJECT No. 26E99-267

SHEET No. H401

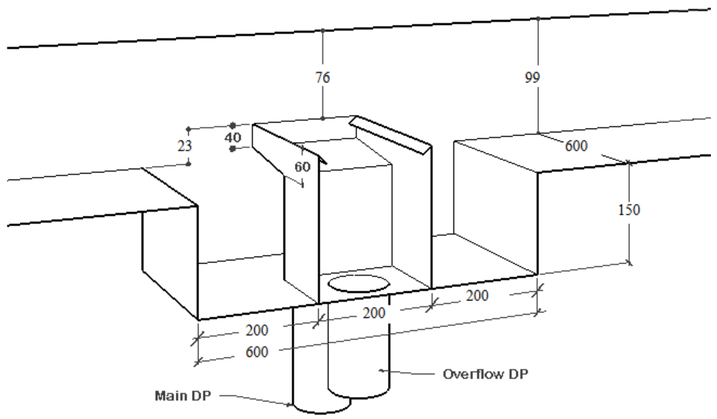
REV. A



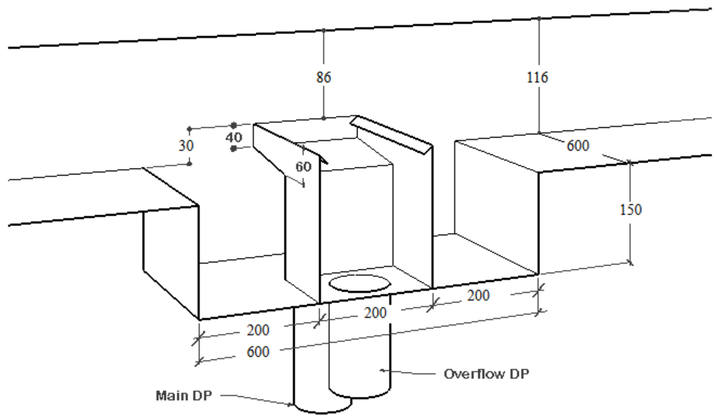
BOX GUTTER 1



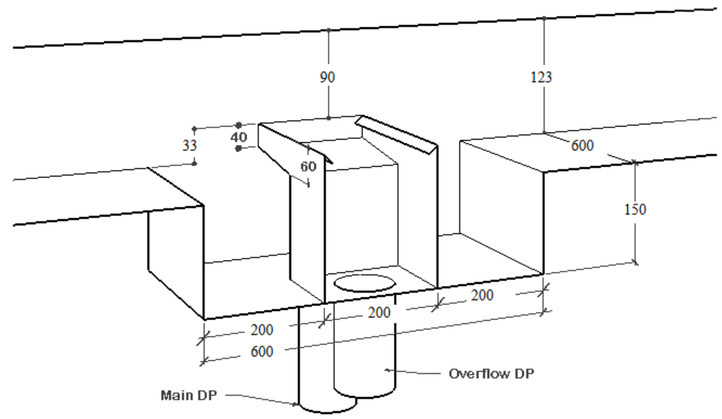
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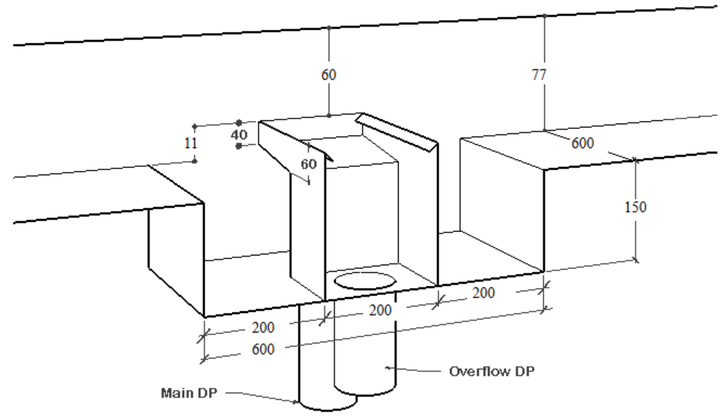
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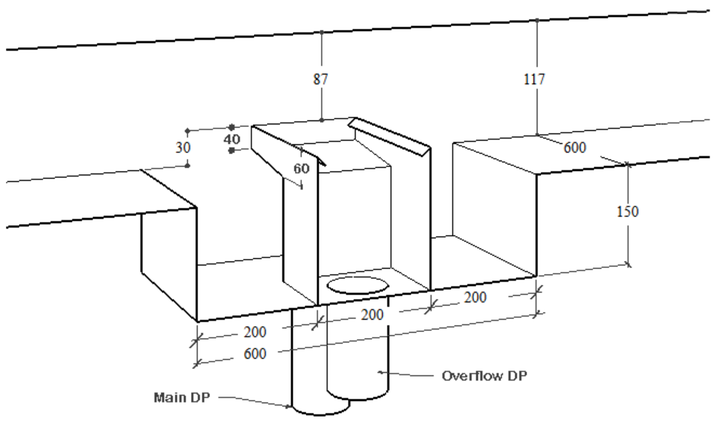
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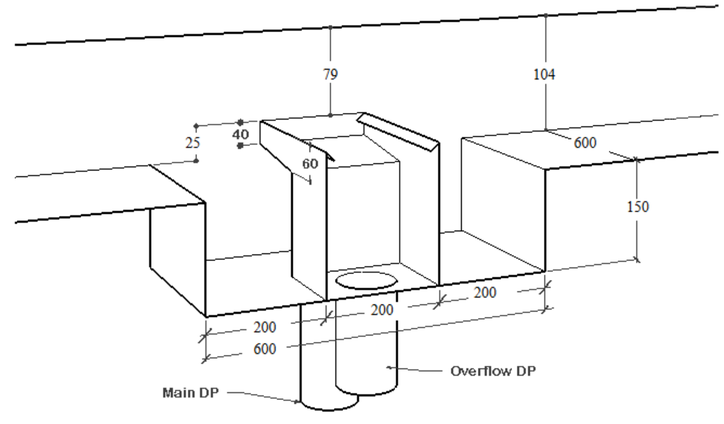
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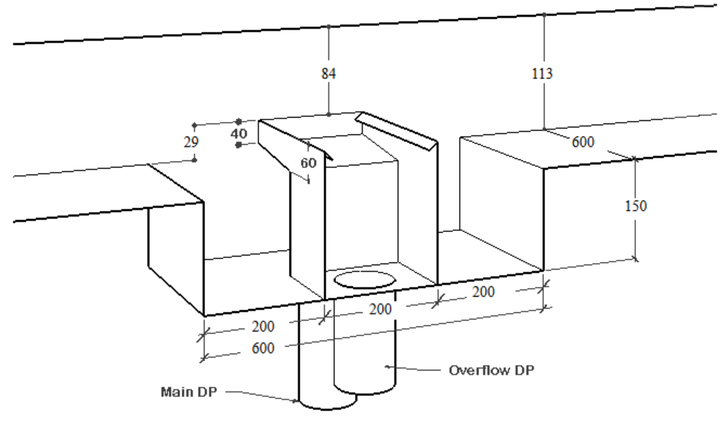
BOX GUTTER 6



BOX GUTTER 7



BOX GUTTER 8



BOX GUTTER 9

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TAS 7190

SHEET: ROOF GUTTER DETAILS

SCALE: (A1)

PROJECT No.: 26E99-267

SHEET No.: H402

REV.: A