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: **4 Syntax Court, Swansea**
CT 185664/2

PROPOSAL: **Residential – Multiple Dwellings (x2)**

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 25 November 2026.

APPLICANT:	**Sjm Property Developments**
DATE:	**18/09/2026**
APPLICATION NO:	**DA 2026 / 168**

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:	SJM PROPERTY DEVELOPMENTS		
Contact person: (if different from applicant)	ROXY GOSS		
Address:	UNIT 1, 37 ASCOT DRIVE		
Suburb:	HUNTINGFIELD	Post Code:	7055
Email:	projects@sjmpd.com.au	Phone: / Mobile:	(03) 6289 6601

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:	4 SYNTAX COURT		
Suburb:	SWANSEA	Post Code:	7190
Size of site: (m^2 or Ha)	773		
Certificate of Title(s):	185664/2		
Current use of site:	VACANT LAND		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	Residential Multi Unit Development (2 units)
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:

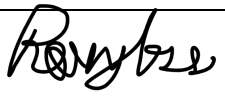
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application 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:	24/9/26

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:

- ☐ 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;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ 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:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ 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;
- ☐ 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

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185664	2
EDITION	DATE OF ISSUE
1	02-Oct-2023

SEARCH DATE : 14-July-2026
SEARCH TIME : 10.50 am

DESCRIPTION OF LAND

Town of SWANSEA
Lot 2 on Sealed Plan 185664
Derivation : Part of Lot 1, 9A-3R-10P (Sec. JJ) Gtd. to Christopher Rapp
Prior CT 47140/1

SCHEDULE 1

M825830 TRANSFER to CAMAJARO RENTALS PTY LTD Registered 17-June-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185664 COVENANTS in Schedule of Easements
SP185664 FENCING PROVISION in Schedule of Easements
M987553 MORTGAGE to Butler McIntyre Investments Ltd Registered 26-Sept-2022 at noon

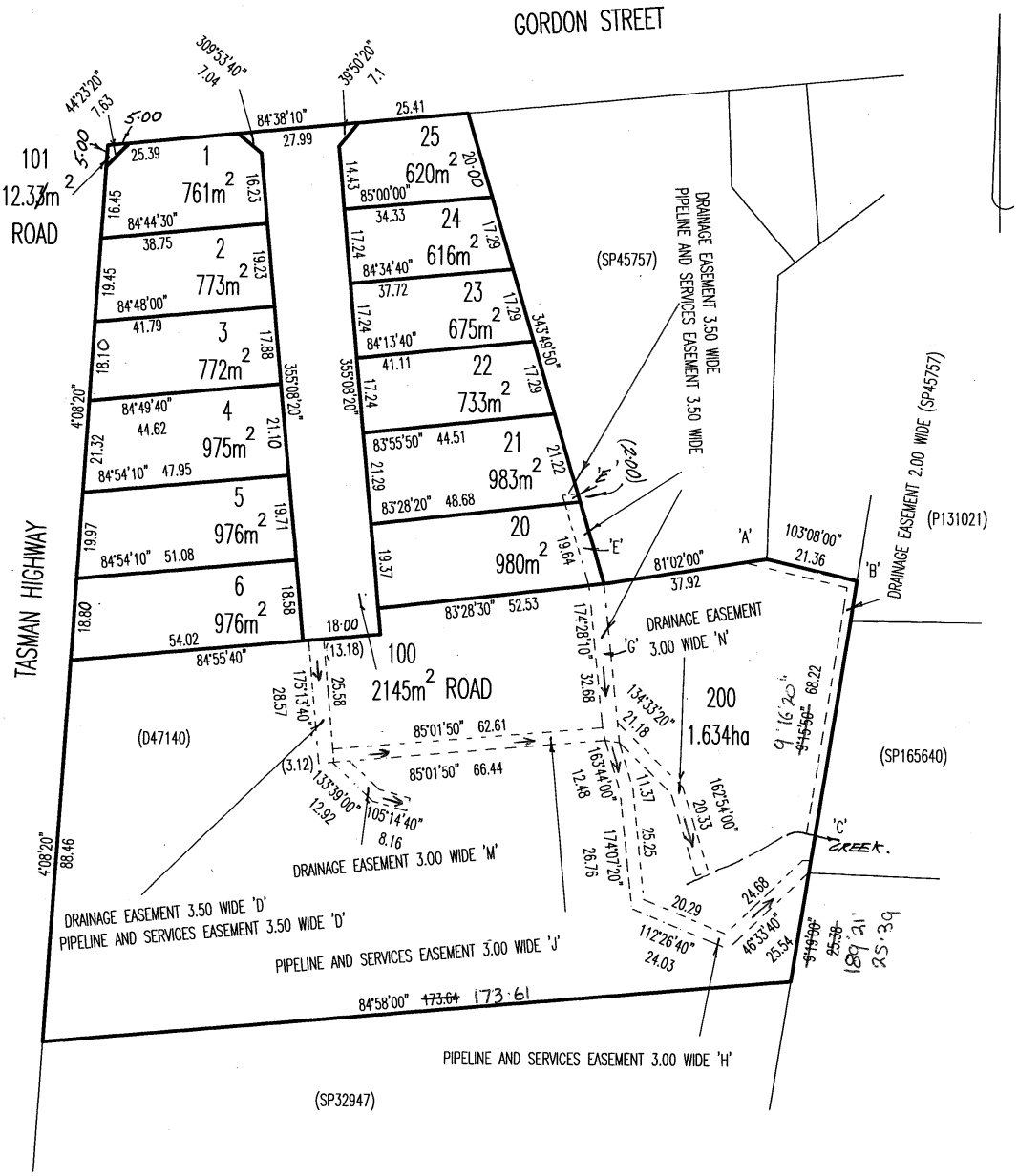
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER CAMAJARO RENTALS PTY LTD FOLIO REFERENCE CT 47140-1 GRANTEE PART OF LOT 1 SECN JJ, 9-3-10, CHRISTOPHER RAPP	PLAN OF SURVEY BY SURVEYOR A. S. HAMILTON LOCATION TOWN OF SWANSEA SCALE 1: 1000 LENGTHS IN METRES	REGISTERED NUMBER SP185664 APPROVED EFFECTIVE FROM - 2 OCT 2023 Recorder of Titles

MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN P47140	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



REGISTERED LAND SURVEYOR — DATE 8.8.23

COUNCIL DELEGATE — DATE 31/8/23

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185664

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.

EASEMENTS

Lot 200 shown on the Plan is subject to a Right of Drainage (appurtenant to Lot 4 on Sealed Plan No 45757) over the Drainage Easement ~~ABC on Diagram No 47140~~ 2.00 wide marked ABC on the Plan.

Lot 200 shown on the Plan is subject to a Right of Drainage (appurtenant to Lot 1 on Sealed Plan No 45757) over the Drainage Easement ~~ABC on Diagram No 47140~~ 2.00 wide marked BC on the Plan.

Lot 200 shown on the Plan is subject to a Right of Drainage in gross in favour of the Glamorgan Spring Bay Council ~~and TasWater~~ over the Drainage Easement 3.50 Wide shown on the Plan.

Lot 200 shown on the Plan is subject to a Right of Drainage in gross in favour of the Glamorgan Spring Bay Council over the Drainage Easement 3.50 Wide 'D' shown on the Plan.

JASON LEE ARMSTRONG

ROBERT JOHN NEWTON

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: CAMAJARO RENTALS PTY LTD ACN 626 078 251 FOLIO REF: Volume 47140 Folio 1 SOLICITOR & REFERENCE: Robyn Jack, McMullen Lawyer (Ref: 220235)	PLAN SEALED BY: DATE: 31/08/23 SA2021/005 REF NO. Council Delegate

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 185664
SUBDIVIDER: CAMAJARO RENTALS PTY LTD ACN 626 078 251 FOLIO REFERENCE: Volume 47140 Folio 1	

Lot 200 shown on the Plan is subject to a Right of Drainage in gross in favour of the Glamorgan Spring Bay Council over the Drainage Easement 3.00 Wide 'M' shown on the Plan.

Lot 200 shown on the Plan is subject to a Right of Drainage in gross in favour of the Glamorgan Spring Bay Council over the Drainage Easement 3.00 Wide 'N' shown on the Plan.

~~Lot 200 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked Pipeline and Services Easement 3.50 Wide shown on the Plan ("the Easement Land")~~.

Lot 200 ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked Pipeline and Services Easement 3.50 Wide 'G' shown on the Plan ("the Easement Land").

Lot 20 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked Pipeline and Services Easement 3.50 Wide 'E' shown on the Plan ("the Easement Land").

Lot 21 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked Pipeline and Services Easement 3.50 Wide 'E' shown on the Plan ("the Easement Land").

Lot 200 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked Pipeline and Services Easement 3.00 Wide 'H' shown on the Plan ("the Easement Land").

Lots 20 & 21 shown on the Plan are subject to a Right of Drainage in gross in favour of the Glamorgan Spring Bay Council over the Drainage Easement 3.50 wide 'E' shown on the Plan.

JASON LEE ARMSTRONG

ROBERT JOHN NEWTON

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 185664
SUBDIVIDER: CAMAJARO RENTALS PTY LTD ACN 626 078 251 FOLIO REFERENCE: Volume 47140 Folio 1	

Lot 200 on the Plan ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked Pipeline and Services Easement 3.00 Wide 'J' shown on the Plan ("the Easement Land").

Lot 200 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked Pipeline and Services Easement 3.50 Wide 'D' shown on the Plan ("the Easement Land").

*

COVENANTS 1 - 6

2/10/23

The owner of Lots ~~1 - 9~~ shown on the Plan covenants with the Glamorgan Spring Bay Council and the owners for the time being of every other Lot on the Plan, to the intent that the burden of this Covenant shall run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other Lot on the Plan to observe the restrictive covenants & the said Glamorgan Spring Bay Council

(a) not to have any direct vehicle access to the Tasman Highway from each Lot unless otherwise approved in writing by State Growth Tasmanian Government.

* Amended by Solicitor for Subdivider Robyn Lee Foale 2/10/23

FENCING PROVISION

In respect of each lot on the Plan the Vendor, Camajaro Rentals Pty Ltd A.C.N 626 078 251, shall not be required to fence.

INTERPRETATION

"Glamorgan Spring Bay Council" means 9 Melbourne Street, PO Box 6, TRIABUNNA TAS 7190.

JASON LEE ARMSTRONG

ROBERT JOHN NEWTON

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 185664
SUBDIVIDER: CAMAJARO RENTALS PTY LTD ACN 626 078 251 FOLIO REFERENCE: Volume 47140 Folio 1	

"Right of Drainage" has the meaning given to a right of drainage within the long form definitions in Schedule 8 of the *Conveyancing and Law of Property Act 1884*.

"State Growth" means "Tasmanian Department of State Growth of 4 Salamanca Place Hobart, TAS 7000 Australia".

"**Pipeline and Services Easement"** is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

JASON LEE ARMSTRONG

ROBERT JOHN NEWTON

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 185664
SUBDIVIDER: CAMAJARO RENTALS PTY LTD ACN 626 078 251 FOLIO REFERENCE: Volume 47140 Folio 1	

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the

servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:
"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:
(a) sewer pipes and water pipes and associated valves;
(b) telemetry and monitoring devices;
(c) inspection and access pits;
(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
(f) anything reasonably required to support, protect or cover any other Infrastructure;
(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
(h) where the context permits, any part of the Infrastructure.

JASON LEE ARMSTRONG

ROBERT JOHN NEWTON

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 185664
SUBDIVIDER: CAMAJARO RENTALS PTY LTD ACN 626 078 251 FOLIO REFERENCE: Volume 47140 Folio 1	

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

EXECUTED by CAMAJARO RENTALS PTY LTD
ACN 626 078 251 pursuant to Section 127(1) of the
Corporations Act 2011 (Cth) by:

.....
JASON LEE ARMSTRONG
Director

.....
ROBERT JOHN NEWTON
Director

.....
JASON LEE ARMSTRONG

.....
ROBERT JOHN NEWTON

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SITE CLASSIFICATION REPORT

JOB NUMBER

J13463

ADDRESS

4 Syntax Court

Swansea

CLIENT

SJM Property Developments (Aus) Pty Ltd

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au
www.geosolutions.net.au

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	4 Syntax Court, Swansea
Date of Inspection:	29/07/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	J. Fowler

Site Details

Certificate of Title (CT):	185664/2
Title Area:	Approx. 775.4 m²
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	Flat with no dominant aspect facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 500mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. In-situ testing was undertaken at the time of investigation to provide an indication of the bearing capacity of the materials encountered.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.02	CI	**Gravelly CLAY:** trace silt, low to medium plasticity, dark brown, moist, firm, refusal on assumed gravel
	0.02-0.50	CH	**CLAY:** trace gravel, high plasticity, dark brown, moist, stiff
	0.50-0.80	GC	**Clayey GRAVEL:** light brown/brown, moist, very dense
	0.80-1.00	GP	**Sandy GRAVEL with clay:** white, moist, very dense, refusal on assumed rock

Site Notes

Soils on the site are developing from Jurassic dolerite. The clay fraction is likely to show moderate ground surface movement with moisture fluctuations.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class S

y_s range: **20-40mm**

Notes: Class S - The subsurface soil profile is assessed as slightly reactive, indicating a low characteristic surface movement potential and an associated capacity for shrink– swell behaviour under seasonal moisture fluctuations.

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification:	**N3**
Region:	A
Terrain Category:	1.0
Shielding Classification:	NS
Topographic Classification:	T0
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class S -** Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.

Foundation Considerations:

It is recommended that all footing loads are transferred to rock, either directly or via piers or piles, to minimise the potential for significant foundation movement.

Earthworks Recommendations

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions as outlined in this report.

Site Plan


Site Investigation Plan
N
Syntax Court
BH2
BH1
TASMAN HIGHWAY

Site Photos





APPENDIX A - Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as Class P.

A site is classified as *Class P* when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.
It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON-COHESIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Relative Density (%)**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	15 - 35
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	65 - 85
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>85

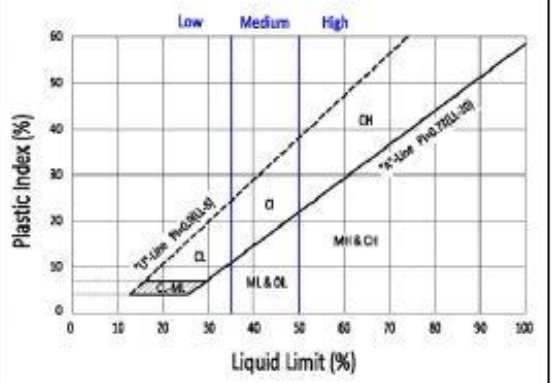
COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength kPa**
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

SOIL MOISTURE			
NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)		**COHSIVE – FINE GRAINED (SILT & CLAY)**	
Term	**Moisture Condition**	**Moisture Condition**	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	Moist, near of plastic limit	w≈PL
Wet (W)	Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling	Moist, wet of plastic limit	w>PL
		Wet, near liquid limit	w≈LL
		Wet, wet of liquid limit	w>LL

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'				
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

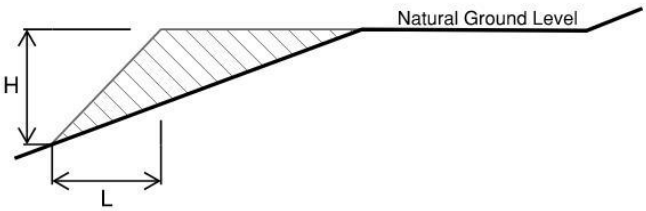
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

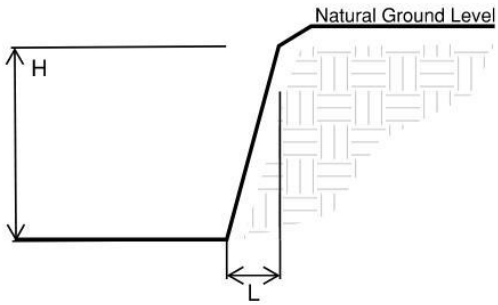
Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as outlined in this report.

1.5 Batter Angles for Embankments (Guide Only)

FILL EMBANKMENTS



CUT EMBANKMENTS



Material Type - (Site Classification)		Un-retained embankment slope ratios - Height : Length	
		Site Cut	Compacted Site FILL
Stable Rock (Class A)		**8H:1L**	**2H:3L** (or 1H:1.5L)
SAND (Class A)		**1H:2L**	**1H:2L**
Clay (Class M-E)	**Firm-Stiff**	**1H:1L**	**1H:2L**
	Soft	**2H:3L** (or 1H:1.5L)	**Not Suitable**
Soft/Loose/Uncompacted Soils (Class P)		**Not Suitable**	**Not Suitable**

APPENDIX B - Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (y_s) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

APPENDIX C - Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: SJM Property Developments (Aus) Pty Ltd *Owner /Agent*

1/37 Ascot Drive *Address*

Huntingfield 7055 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place Phone No: 03 6223 1839

Battery Point 7004 Fax No:

Licence No: AO999 Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

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

Details of work:

Address: 4 Syntax Court Lot No:

Swansea 7190 Certificate of title No: 185664/2

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

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

Certificate details:

Certificate type: Foundation Classification

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

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

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

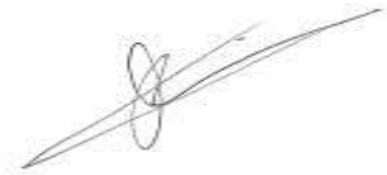
Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No: J13463

Date: 10/08/2026

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM10172 with reputed AHD level of 18.148m from SURCOM on 31/07/2026

At the time of this survey, CT.185664/2 was owned by Camajaro Rentals Pty Ltd.
Date of Survey : 30/07/2026

MGA N

Sewer Manhole
Top: 21.30
Inv: 20.23

SW Manhole
Top: 21.25
Inv: 20.25

84°44'40"
38.75

175°08'
19.23

4°08'
19.45

41.79
264°48'00"

2
773m²

SYNTAX COURT

TBM CNR
DRIVEWAY
RL 21.27

Elec and Comms Connections

Sewer Lot Connection
Top: 21.04
Inv: 20.64

SW Lot Connection
Top: 21.07
Inv: 20.44

- LOT BOUNDARY
- EDGE OF TREES
- STORMWATER UNDERGROUND
- BITUMEN CENTRE
- BITUMEN EDGE
- KERB INVERT
- KERB BACK
- DRIVEWAY
- ELECTRICITY TURRET
- TELSTRA PIT
- SEWER UNDERGROUND
- FENCE
- PERM SURVEY MARK
- SURVEY MARK
- CORNER MARK – STAR
- NATURAL SURFACE
- STORMWATER MANHOLE
- STORMWATER HOUSE CONNECTION
- SEWER MANHOLE
- SEWER HOUSE CONNECTION
- STOP VALVE
- METER WATER
- COMMS LOT CONNECTION
- ELEC LOT CONNECTION

AMENDMENTS

No.	Revision/Issue	Date

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address
4 SYNTAX COURT
SWANSEA
TAS 7190

Drawing Title
DETAIL PLAN

Client
SJM PROPERTY DEVELOPMENTS
C.T. 185664/2

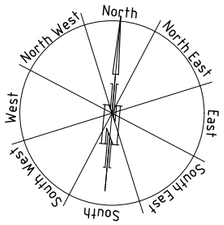
SCALE 0 1 2 3 4 6 8
1:200 at A3

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Contour Interval	0.200 m
Date	06 / 08 / 26
SHEET	1 of 1
DRAWN	NW
CHK'D	MC

FILE REF: 15312

Geocivil Ref	1531201
AutoCAD Ref	1531201
DATUM Horz:	GDA2020
Vert:	AHD



Volume/Folio: 185664/2
Locality: Swansea
Municipality: Glamorgan-Spring Bay

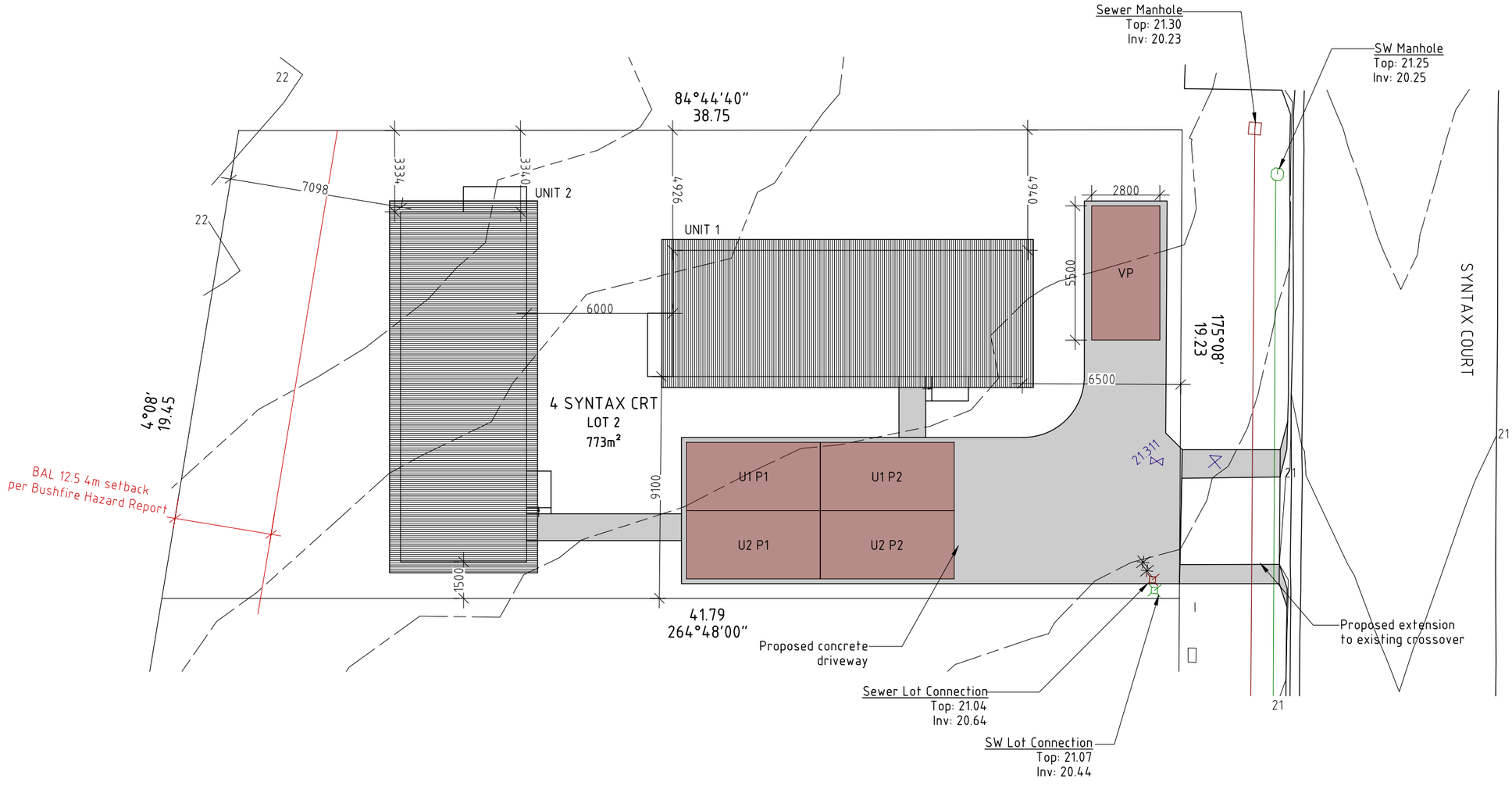
Planning Zones:
- General Residential,

Planning Codes Overlay:
- Priority Vegetation Area;
- Bushfire-Prone Area.

Planning Scheme:
- Tasmanian Planning Scheme

CONTENTS

1. Site Plan
2. Landscape Plan
3. Landscape Notes
4. Driveway Plan
5. Vehicle Turning Plans
6. Stormwater Concept Plan
7. Plumbing Notes
8. Plumbing Details
9. Unit 1 Plan
10. Unit 1 Elevations
11. Unit 1 Reflected Ceiling Plan
12. Unit 1 Glazing Schedules
13. Unit 2 Plan
14. Unit 2 Elevations
15. Unit 2 Reflected Ceiling Plan
16. Unit 2 Glazing Schedules
17. Combined Elevations
18. BAL-12.5 Notes



DEVELOPMENT DRAWINGS ONLY
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PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

SITE PLAN

SCALE 1:200
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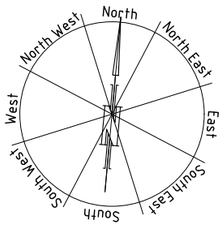
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email: gtilley7@gmail.com
phone ph 0400 671 582

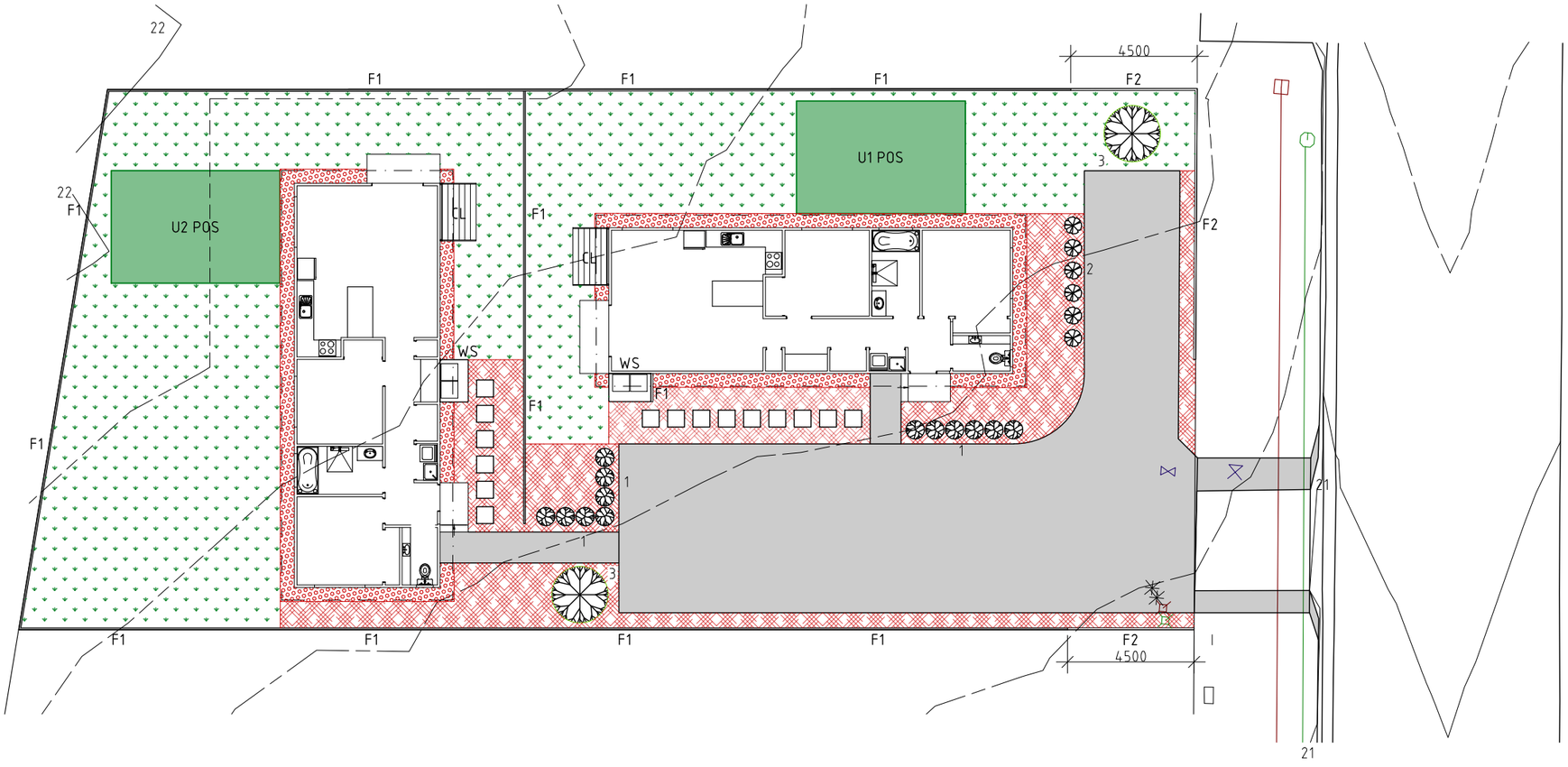
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CL Freestanding
Retractable clothes line
F1 1800 high timber fence
F2 1200 high timber fence
G Gate
WS 1.5m² impervious area for waste storage
1000x1500 concrete pad/paving
B● B off Thorn Bollard lights
Satin black 1500-840 400K
24.5 watt LED
140ϕ x 230mm high
(shown placement indicative)

Garden bed not to extend against building, refer to CSIRO report for info



6.0m x 4.0m (24.00m²)
Private Open Space
Max. 1:10 gradient

Lawn

Mulched garden

Decorative pebbles/gravel

	Unit 1 Private Open Space	181.68m²
21	Unit 2 Private Open Space	232.90m²
	Impervious surface	327.15m² divide by 773.39m² = 42.28%
	Pervious surface	446.24m² divide by 773.39m² = 57.72%

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PROPOSED X2 UNIT DEVELOPMENT FOR
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LANDSCAPE PLAN

SCALE 1:200
0 2000 4000

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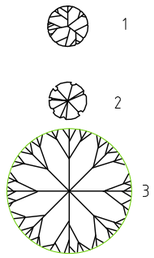
FEATURE PLANTING

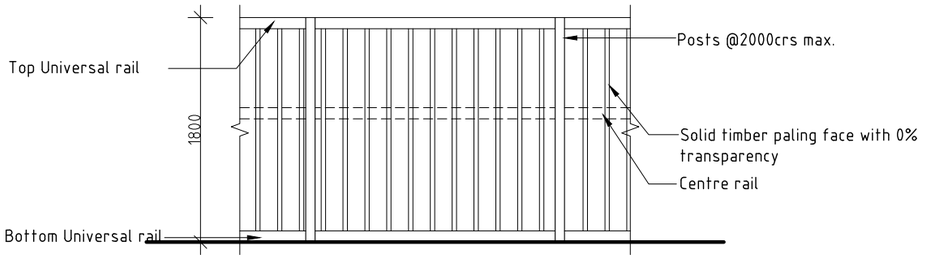
The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

SHRUBS AND GROUNDCOVER
Mass planting to assist in building presentation to the streetscape and to provide visual amenity; Gum bark mulch to cover ground and minimize moisture loss and to act as a weed suppressant

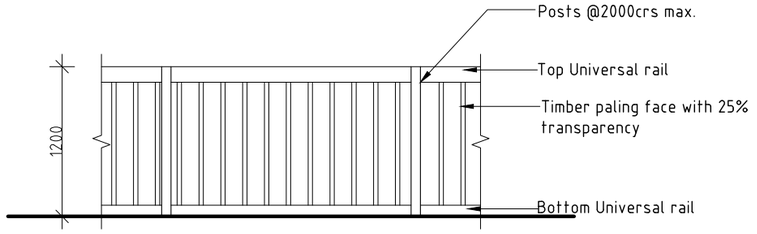
PROPOSED FEATURE PLANTING	SPACING(mm)	HEIGHT(mm)	WIDTH(mm)
1 Lomandra Tanika	350-500	500-600	650
2 Lomandra Lime Tuff	600	600	600
PROPOSED SHRUBS/HEDGING			
1 Pittosporum Tenuifolium	800-1000	1000-4000	2000-4000

NOTE: Plant height stated is matured height apart from the hedge which can be managed to desired height.





F1 FENCE ELEVATION (Typical)
Scale 1:50



F2 FENCE ELEVATION (Typical)
Scale 1:50



1



2



3

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

LANDSCAPE NOTES

SCALE 1:200
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AMENDED

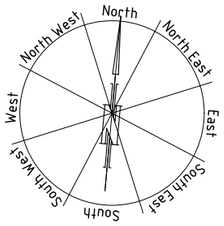
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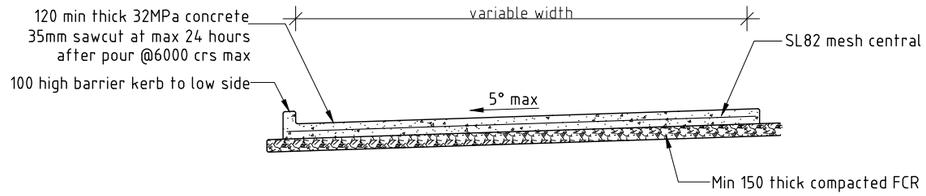
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03 OF 18

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email: gltilley7@gmail.com
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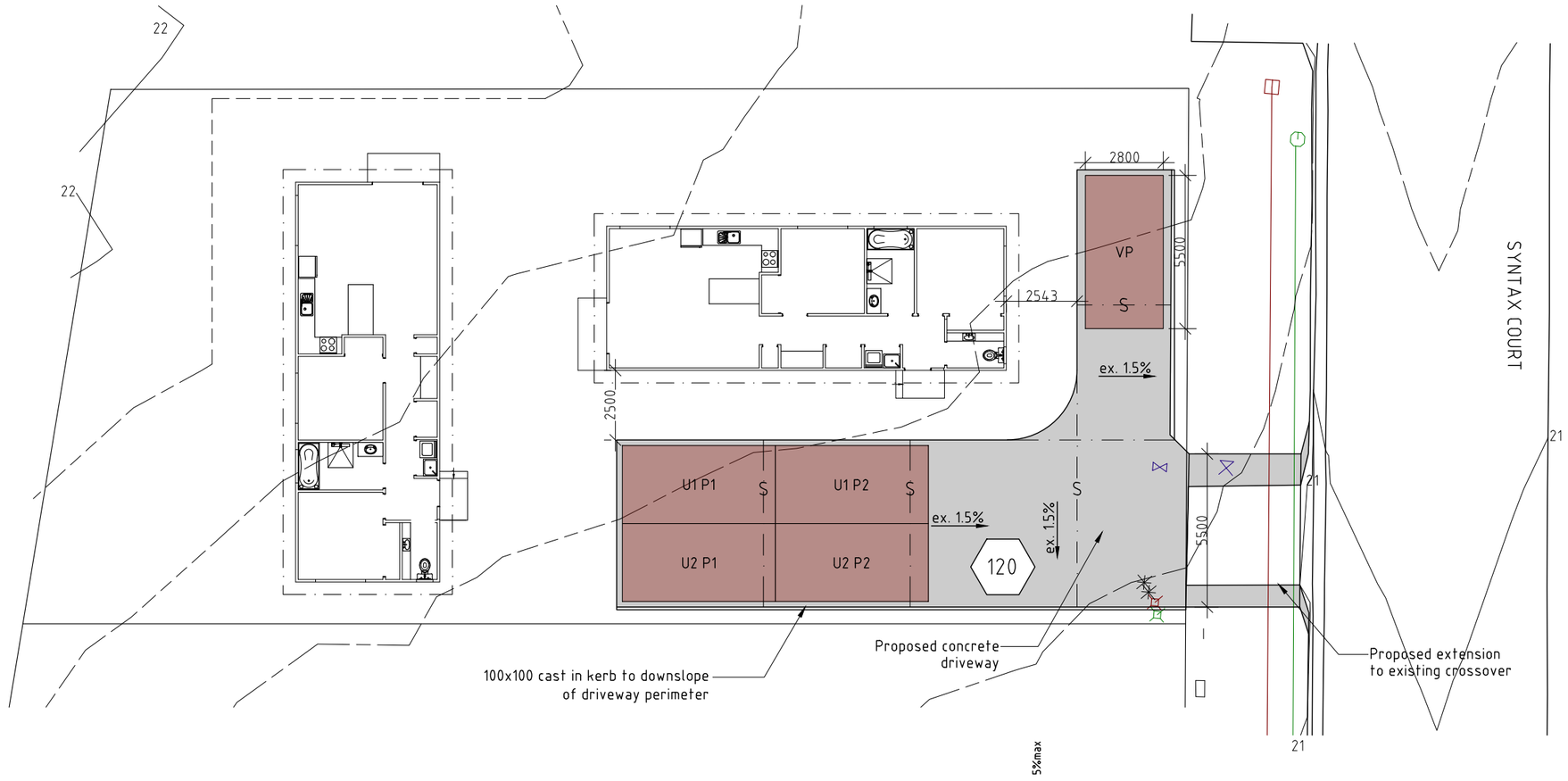
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DRIVEWAY CROSS SECTION (TYPICAL)

SCALE 1:50



S — Sawcut to 25% of slab thickness as soon as able to cut without dragging out the aggregate

120 — 120mm Slab on grade, N25, 100 slump SL82 Central

Natural coloured concrete broom finished paving slab to driveway/access & parking

NOTE: All parking & turning areas to be clearly marked

NOTE: Max. 5% gradient to vehicle maneuvering areas

Carparking and vehicle maneuvering to be of sealed construction and comply with AS2890.1-2004
NO PARKING/KEEP CLEAR signage to be installed for the turning bays so as to remain clear of vehicles at all times.
Visitor parking signs to be installed at visitor parking bays
Signage noting residential parking for all units to be installed for Unit parking spaces.
Parking and vehicle circulation roadways & pedestrian paths to be provided with bollard lighting. Refer to landscape plan for lighting locations.

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

DRIVEWAY PLAN

SCALE 1:200
0 2000 4000

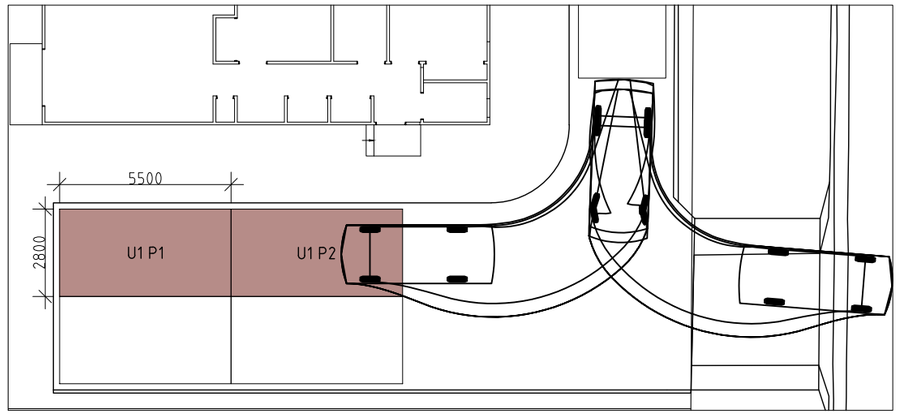
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DATE
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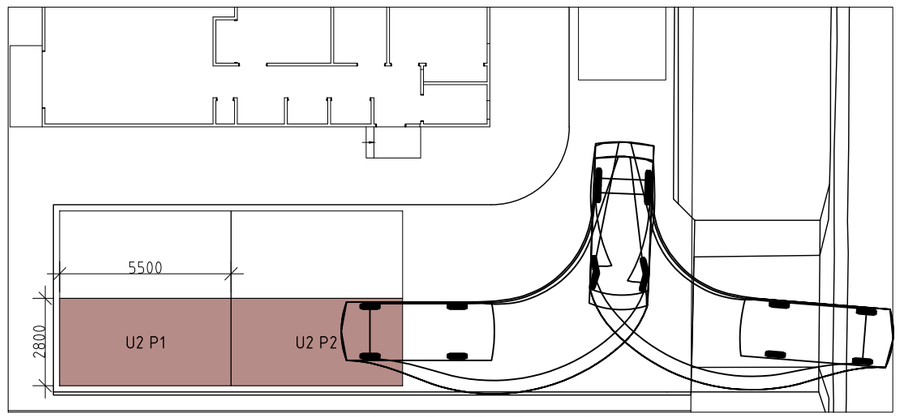
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04 OF 18

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email: gltilley7@gmail.com
phone ph 0400 671 582
Certified: G. Tilley Accreditation No.CC6201H

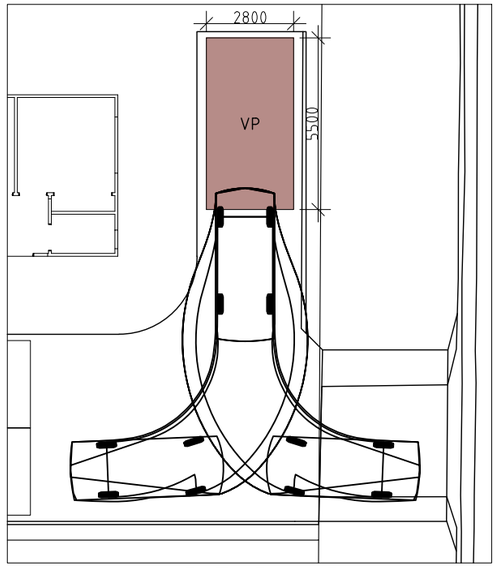
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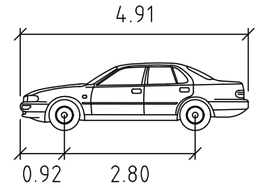
U1 P1 & P2 TURNING



U1 P1 & P2 TURNING

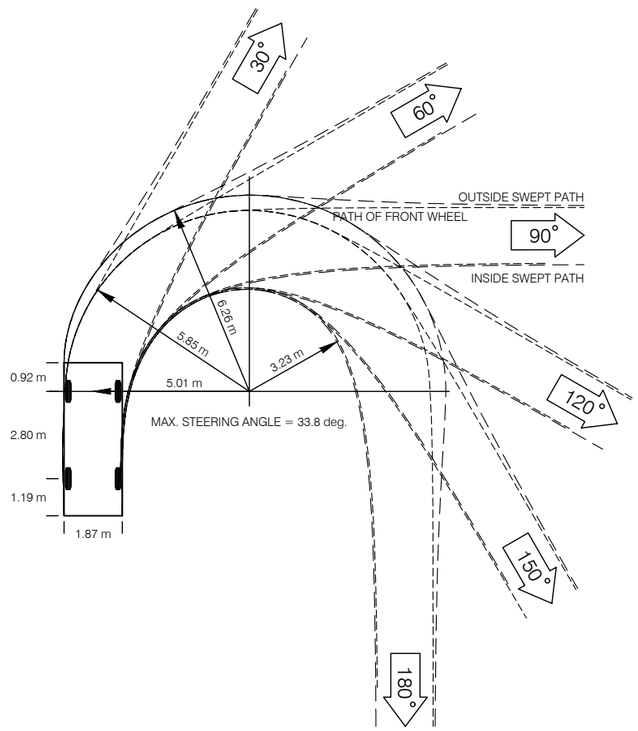


VP TURNING



B85 meters

Width	:	1.87
Track	:	1.77
Lock to Lock Time	:	6.00
Steering Angle	:	34.00



DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

VEHICLE TURNING PLANS

DATE
17/09/26

DRAWN BY J.TILLEY
email: qltilley7@gmail.com
phone ph 0400 671 582

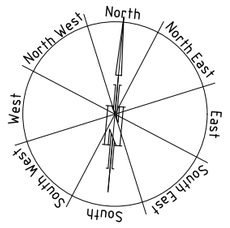
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AMENDED

DRAWING NO.
05 OF 18

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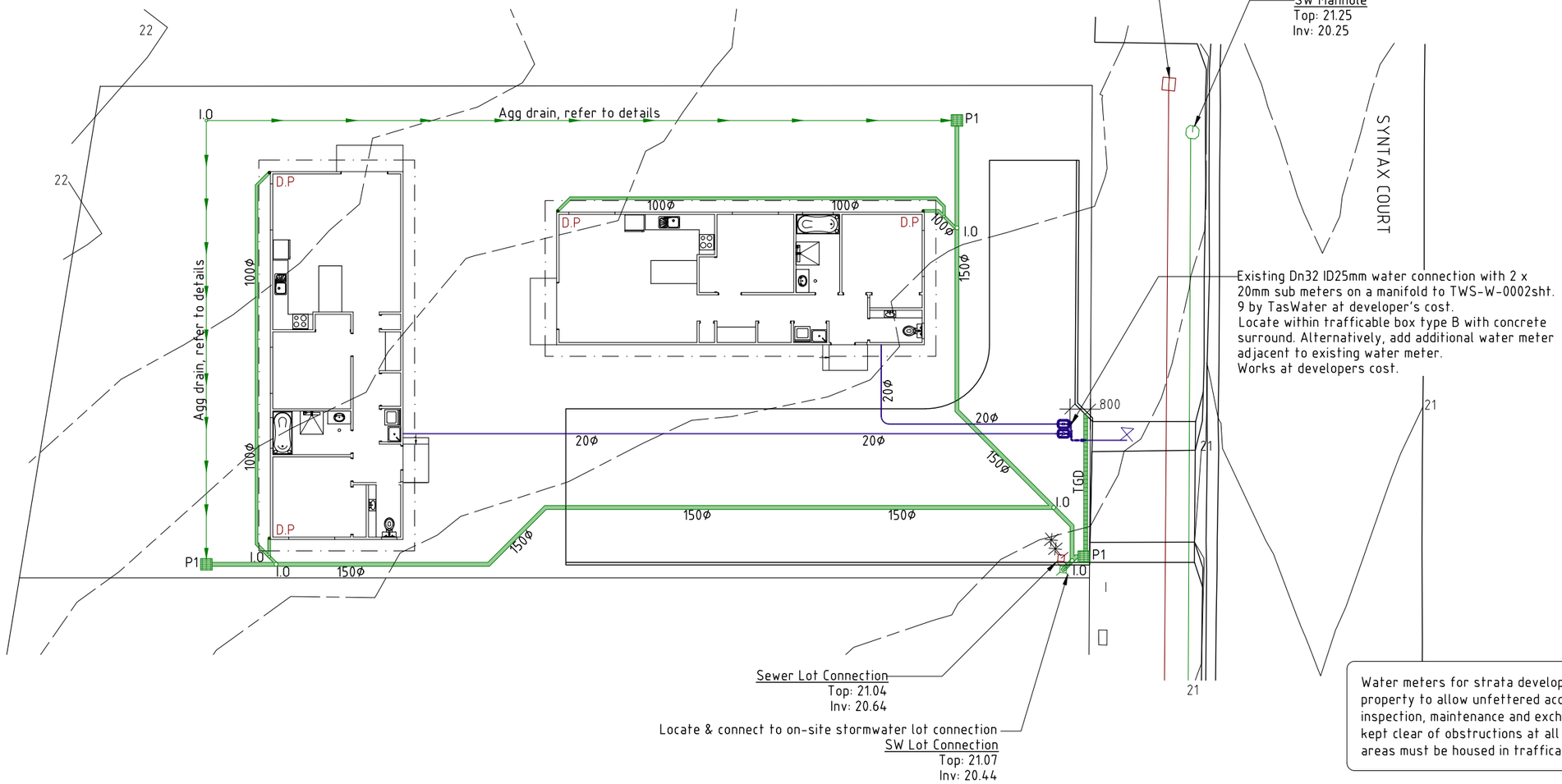
TGD Trafficable grate drain
P1 450x450 Trafficable pit.
Each grate pit to be fitted with water quality improvement device. Designed & installed in accordance with manufacturers instructions
I.O. Inspection opening
F.W Floor waste & Leak control flange

Agg drains to be installed prior to slab preparation. Evidence of the agg drainage installation to be supplied to the Engineer.

Plumber to confirm the location of existing on-site services prior to commencement of any excavations

150ø	150uPVC stormwater 1:100 min. fall
S100ø	100uPVC sewerage 1.67% min. fall
100ø	100uPVC stormwater 1:100 min. fall

100x100 cast in kerb to downslope of driveway perimeter
I.O. at each intersection & bend



Water meters for strata developments must be located in common property to allow unfettered access to enable reading, testing, inspection, maintenance and exchange without impediment and must be kept clear of obstructions at all times. Water meters in trafficable areas must be housed in trafficable boxes with a class "B" lid.

NOTE All works are to be in accordance with the Water supply code of Australia WSA03-2011-3.1 Version 3.1 MRWA Edition V2.0 & sewerage Code of Australia Melbourne Retail water agencies Code WSA02-2002 Version 2.3 MRWA Edition 1.0 & TasWater's supplements to those codes.

DEVELOPMENT DRAWINGS ONLY
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PROPOSED X2 UNIT DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT 4 SYNTAX COURT, SWANSEA 7190

STORMWATER CONCEPT PLAN

DATE 17/09/26

DRAWN BY J.TILLEY
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SCALE 1:200
0 2000 4000

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WET AREAS TO COMPLY WITH NCC VOL. 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND AS 3740

WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:
FLOOR: Waterproof entire floor if no preformed shower base provided
WALLS: Waterproof to not less than 1800mm above the floor substrate
WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof internal and external corners and joints
PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:
FLOORS: Entire floor to be water resistant
WALLS/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:
FLOORS: Waterproof entire floor
WALL/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
WALLS: Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.
WALL JUNCTIONS AND JOINTS:Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof for the extent of the vessel

AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
HORIZONTAL SURFACES: Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip
WALLS: Waterproof walls to not less than 150mm above the lip of the vessel
WALL JUNCTIONS AND JOINTS: Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof wall/floor junctions 25mm above finished floor level
PENETRATIONS: Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

OTHER AREAS (LAUNDRIES AND WCs):
FLOOR: Water resistant floor to entire room
WALLS: Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall
WALL JUNCTIONS AND JOINTS: Waterproof junctions where a vessel is fixed to a wall
WALL/FLOOR JUNCTIONS: Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used
PENETRATIONS: Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

WATERPROOFING SYSTEMS:
Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.

FALLS TO WET AREA FLOORS:
Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.

STEPDOWN SHOWERS:
Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.

HOB CONSTRUCTION:
Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.

ENCLOSED SHOWERS WITH LEVEL THRESHOLD:
Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

UNENCLOSED SHOWERS:
Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joins and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

PENETRATIONS:
All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

FLASHINGS/JUNCTIONS:
All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

SHOWER SCREENS:
1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

HYDRAULIC NOTES:
1. All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
2. The location of the 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.
3. Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
4. Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
5. Make good all disturbed surfaces to match existing.
6. Remove all excess soil and surplus materials from site.
7. All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.
Stormwater line (100mm uPVC)
Sewer line (100mm uPVC)

SERVICES
The heated water system must be designed & installed with Part B2 of NCC Vol. 3 - Plumbing Code of Australia
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

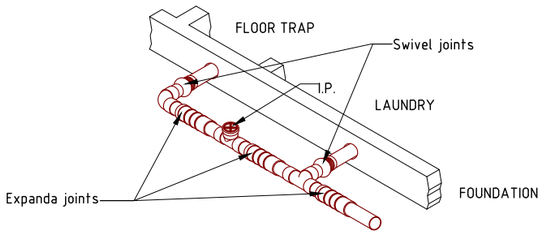
Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping:
   a) All flow and return internal piping that is -
      (i) within an unventilated wall spaces
      (ii) within an internal floor between storeys; or
      (iii) between ceiling and insulation and a ceiling
   Must have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
   a) All flow and return piping
   b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
   Must have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
3. Piping located outside the building or in an unenclosed building sub-floor or roof space
   a) All flow and return piping.
   b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
   Must have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)
   Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

Hot & Cold Water Nominal Diameters	
Branch off takes	Min. DN20
Max. off take length 6m	DN18
Max. off take length 3m	DN15
Max. off take length 1m	DN10

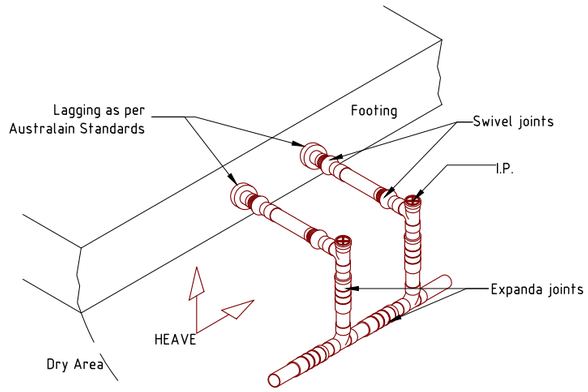
Insulation Schedule

Heated Water Pipes Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line	20-25	19mm Bradflex
Offtake	18	13mm Bradflex
Cold Water Pipes Exposed Type	Size Range	Insulation
All	>20	13mm Bradflex
Other Cold Water Pipes Type	Size Range	Insulation
All	All	Not required

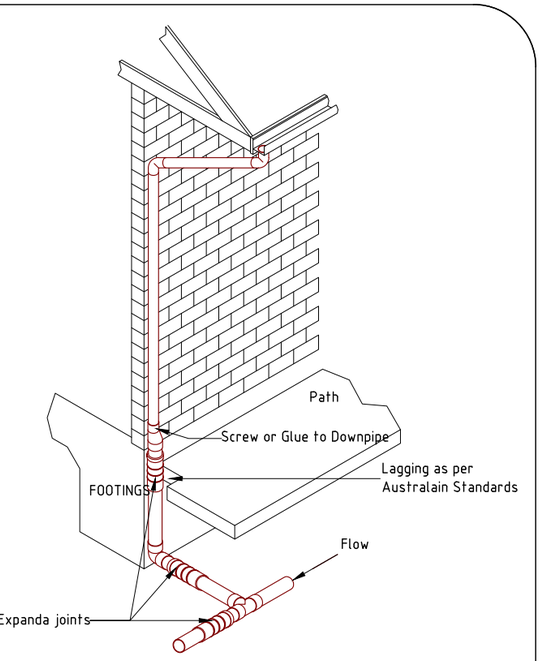
NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation

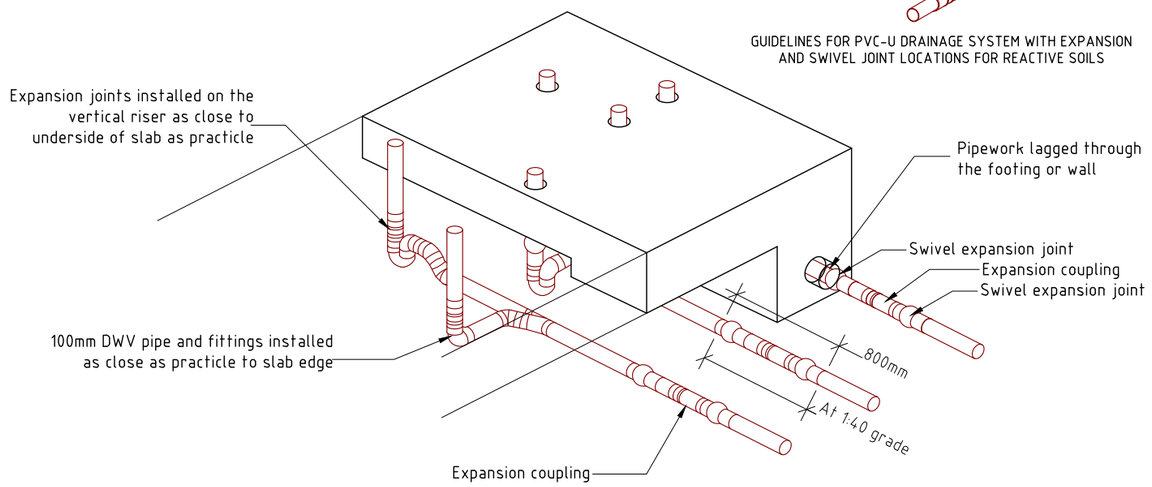


GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



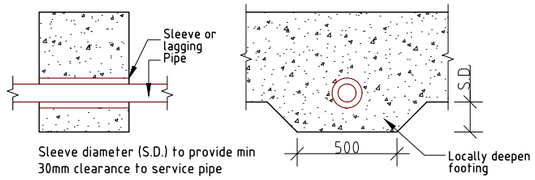
GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS





Note 1: Drain grade should be 1:40 for the first 800mm external to slab
Note 2: Swivel expansion joints installed on grade should not be used to correct pipe misalignment
Note 3: Swivel expansion joints and expansion joints should be installed at 50% of their telescopic movement
Note 4: Expansion joints installed on vertical risers should have a minimum of 40mm telescoopic movement
FIGURE G.5(A)- POTENTIAL LOCATIONS OF BELOW GROUND SWIVEL & EXPANSION JOINTS FOR "H" CLASS SITES

Pipes through footings & slab beams should be lagged.
Slab beam depths & footing depths should also be increased as indicated below



FLEXIBLE CONNECTION FOR SERVICE PIPES PASSING THROUGH FOOTINGS
Scale 1:20

Surface drainage to conform with BCA Vol2 Part 3.1.2.2. NOTE: 50mm fall required over the first 1 meter from the building

IMPORTANT NOTICE FOR ATTENTION OF OWNER.
The owner's attention is drawn to the fact that 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 owner's responsibility to maintain the site in accordance with tha document.

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

PLUMBING NOTES

DATE 17/09/2026

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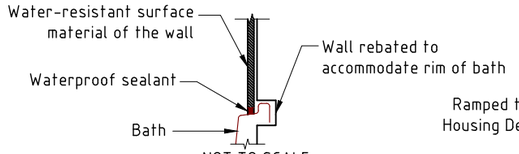
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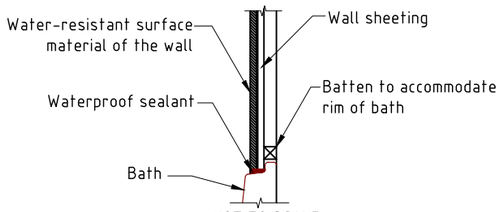
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email: gtilley7@gmail.com
phone ph 0400 671 582

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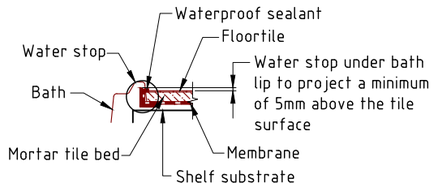
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NOT TO SCALE
BATH/WALL JUNCTION - RECESSED



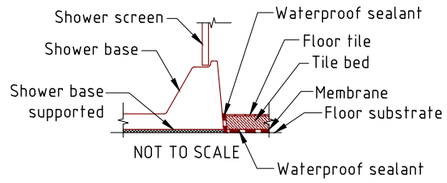
NOT TO SCALE
BATH/WALL JUNCTION - BATTENED



NOT TO SCALE
BATH/SHELF JUNCTION

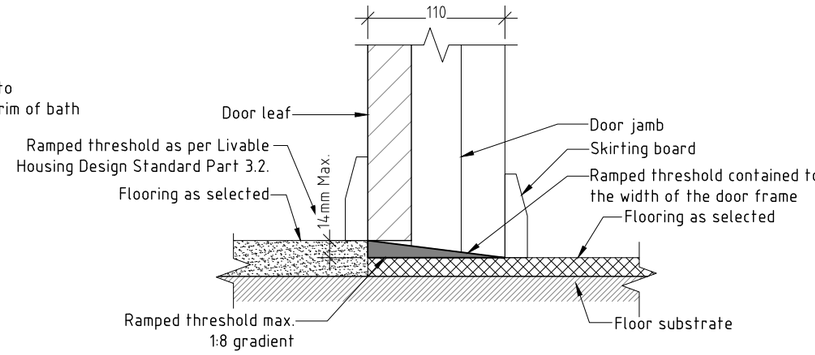
NOT TO SCALE

TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION

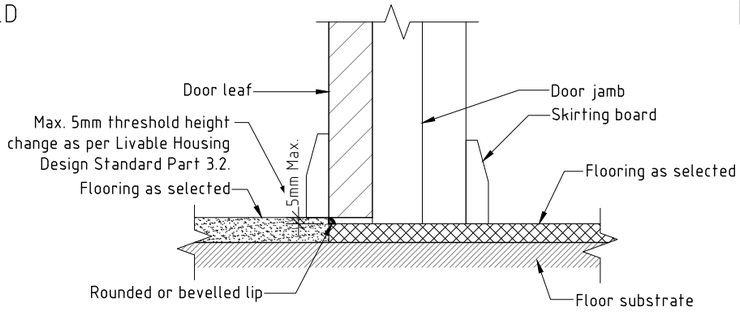


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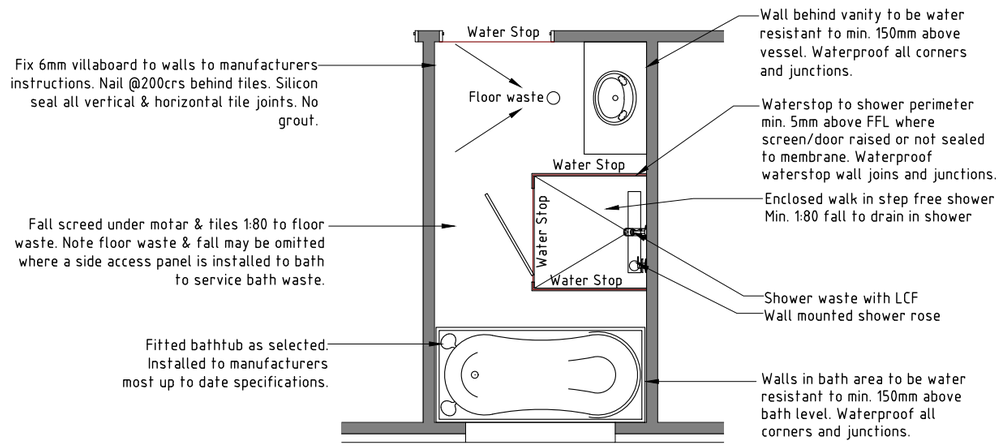
TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIALS



INTERNAL DOOR WITH RAMPED THRESHOLD
Scale 1:5

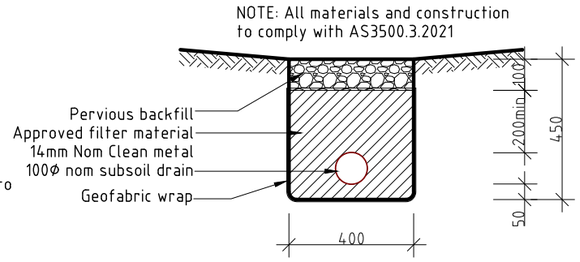


INTERNAL DOOR THRESHOLD FLOORING - MAX. 5mm HIGH
Scale 1:5



WET AREA DETAIL - BATHROOM UNIT 1 & 2
Scale 1:50

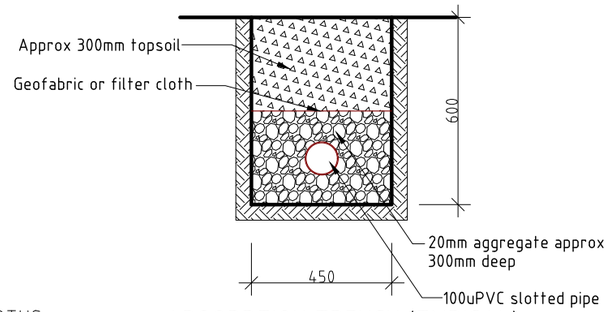
Seal all joints, gaps & wall junctions with PVA sealant - cover floor/wall junctions min R6: 2 coats of approved PVA membrane installed to manufacturers instructions and on top of the screed to ensure waterproof membrane is drained to the floor waste, including cloth tape to wall junctions and penetrations. To floor, continue 50mm up vertical surfaces & to shower bay 1800x1500 each way from shower rose or to shower screen. To timber skirting or door architrave to stop <25mm above finished floor level.



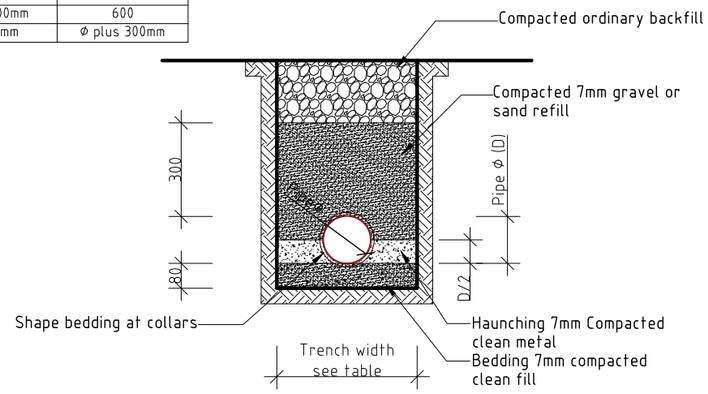
AGG DRAIN DETAIL (TYPICAL)
Scale 1:20

TRENCH WIDTHS

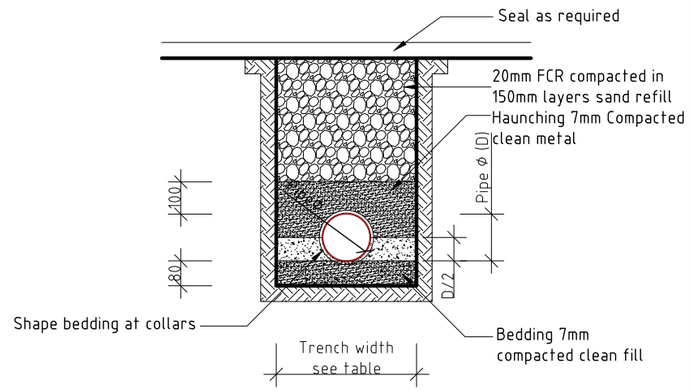
Pipe diameter	Min. trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	Ø plus 300mm



ABSORPTION TRENCH (TYPICAL)
Scale 1:20



PIPE TRENCH DETAIL TO NON-TRAFFICABLE AREAS (TYPICAL)
Scale 1:20



PIPE TRENCH DETAIL TO TRAFFICABLE AREAS (TYPICAL)
Scale 1:20

Surface drainage to conform with BCA Vol2 Part 3.1.2.2. NOTE: 50mm fall required over the first 1 meter from the building

IMPORTANT NOTICE FOR ATTENTION OF OWNER.
The owner's attention is drawn to the fact that 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 owner's responsibility to maintain the site in accordance with tha document.

PROPOSED X2 UNIT DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT 4 SYNTAX COURT, SWANSEA 7190

PLUMBING DETAILS

DATE 17/09/2026

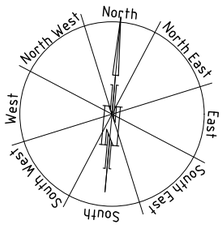
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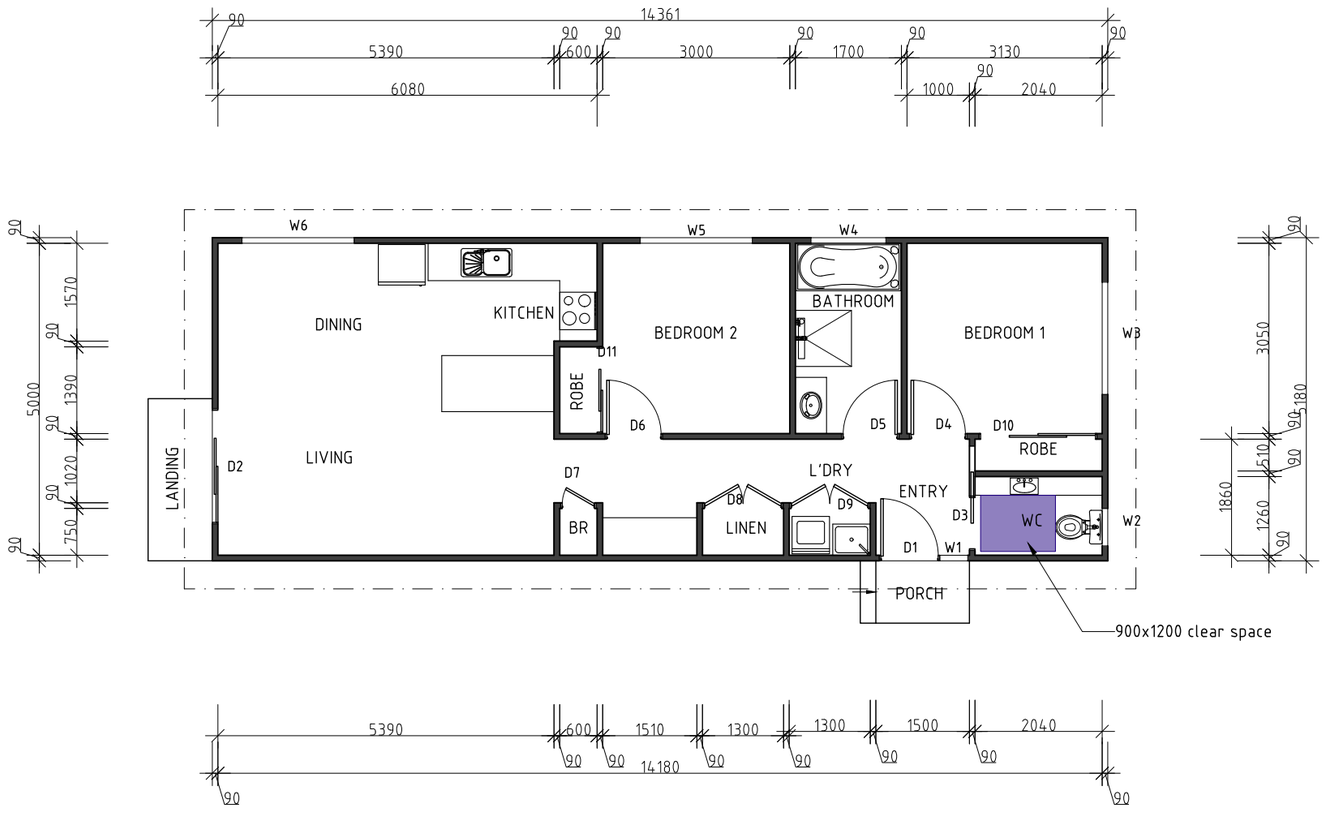
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Area	
Unit 1:	74.38m²
Landing:	2.67m²
Porch:	1.50m²

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UNIT 1

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

UNIT 1 PLAN

SCALE 1:100
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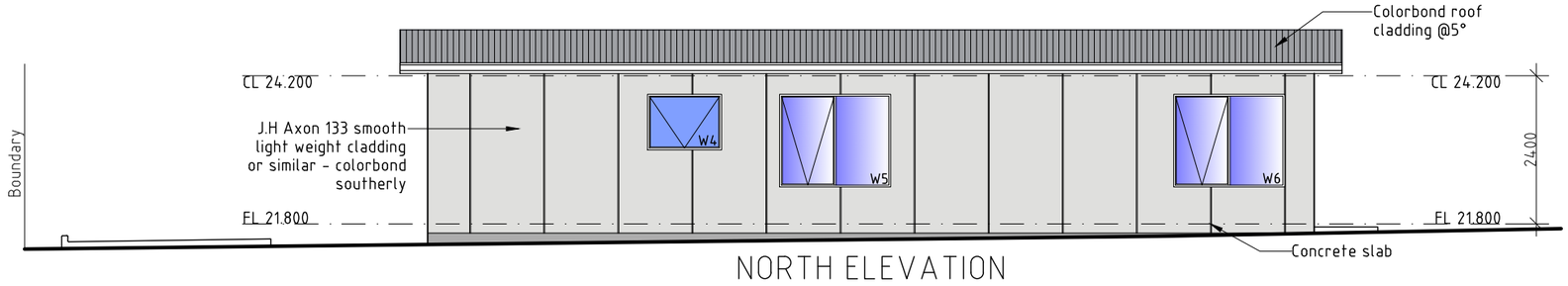
DATE
17/09/26

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09 OF 18

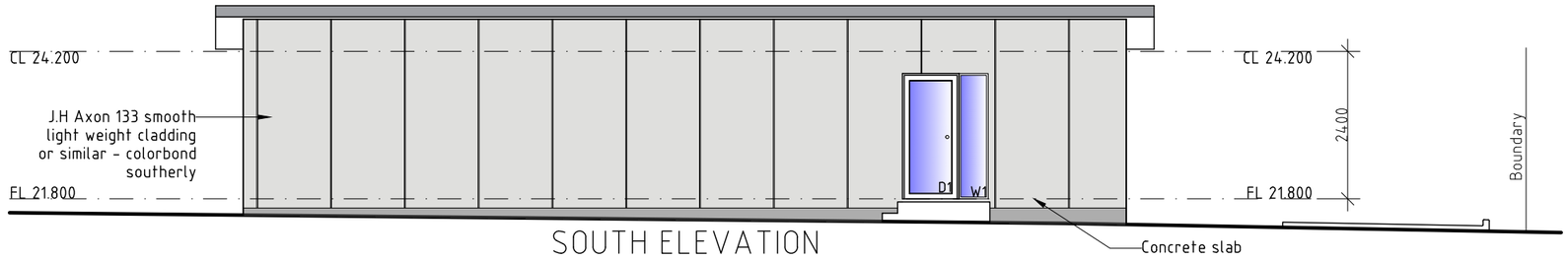
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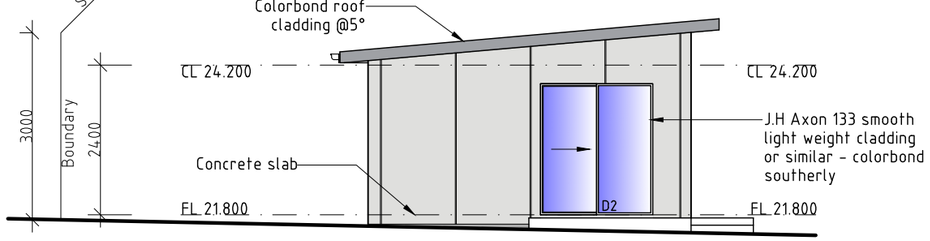
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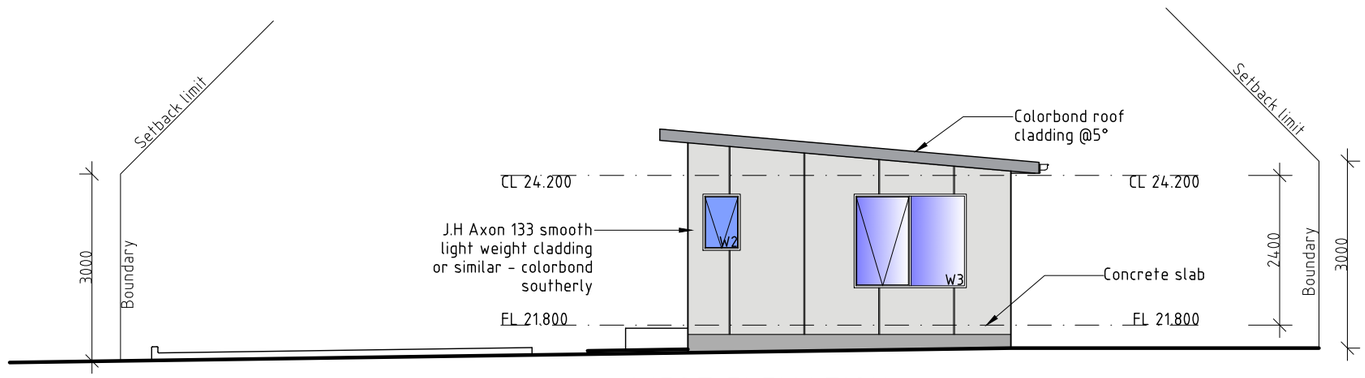
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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UNIT 1

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

UNIT 1 ELEVATIONS

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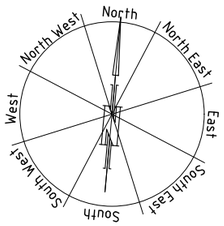
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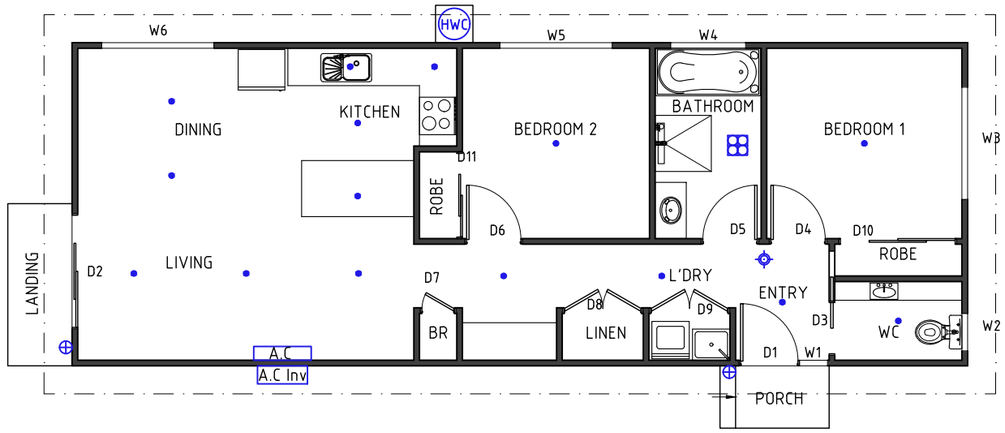
DATE
17/09/26

DRAWING NO.
10 OF 18

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- Downlight point
  Recessed downlights to be MARTEC, GENISIS
  Fully sealed recessed downlight 100° beam or similar
- Combination light, fan & heat lamp unit
  4/200 watt heat lamps (not included in calculation)
- Up/down exterior wall light 12 watt LED,
  1800mm above FL.
- Surface or wall mounted external security sensor
  light with 20 watt LED globes
- RH Range hood

For dimmer switch location, refer to lighting calculations.
External lights to be controlled by daylight sensor, or have an average light source efficacy of not less than 40 Lumens/watt.
All Bathroom fans to be fitted with backdraught dampers/shutters, and to be ducted directly to outdoor air.
See attached Lighting calculation.

- Interconnected photoelectric
  smoke alarms.
- A.C Wall mounted reverse cycle heat pump,
  indoor unit. Size based off 6kW system
- A.C Inv Ground based reverse cycle heat pump outdoor
  unit. Size based off 6kW system.
- HWC HWC

ROOM	AREA m^2
Entry	2.79
WC	2.57
Entry	6.53
Bedroom 1	9.54
Bathroom	5.18
Bedroom 2	9.15
L'Dry	0.97
Kitchen, Dining, Living	28.03

ROOF VENTILATION

SUPPLY
Continuous gap at eaves it:
25mm for <16° pitch
10mm for >16° pitch

EXHAUST
Continuous gap at ridge is min.
5mm for all roof pitches.

Refer to ABCB Housing Provisions Table 10.8.3 for alternative.

Area
Unit 1: 74.38m^2
Landing: 2.67m^2
Porch: 1.43m^2

UNIT 1

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

UNIT 1 REFLECTED CEILING PLAN

SCALE 1:100
0 1000 2000

AMENDED

DATE
17/09/26

DRAWING NO.
11 OF 18

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NCC Vol. 2 2022
ABCB Housing Provisions Part 11.3.7 Protection of openable windows – bedrooms

(1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2m or more above the surface beneath.

(2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:

(a) The openable portion of the window must be protected with -
(i) a device capable of restricting the window opening; or
(ii) a screen with secure fittings.

(b) A device or screen required by (a) must -
(i) not permit a 125mm sphere to pass through the window opening or screen; and
(ii) resist an outward horizontal action of 250N against the -
(A) window restrained by a device; or
(B) screen protecting the opening; and
(iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865mm above the floor is required to an openable window in addition to window protection.

(4) A barrier covered by (3) must not -
(a) permit a 125mm sphere to pass through it; and
(b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

ABCB Housing Provisions Part 11.3.8 Protection of openable windows – rooms other than bedrooms

(1) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.

(2) The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865mm above the floor.

(3) A barrier required by (2) must not -
(a) permit a 125mm sphere to pass through it; and
(b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

LEGENDS & NOTES

Flyscreens to be fitted to all openable windows and doors.
Glazing requirement as outlined in the attached Glazing Calculator.
Alternative options from glazing supplier may be presented to the Designer and Building Surveyor in the form of a new Glazing Calculator.
Glazing types available in Tasmania can be access at www.wers.net
Shower screens:
1800H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.2 & AS 1288:2021. Minimum 4mm thick Grade A toughened & toughened laminated safety glass, labelled to comply with industry standards.
Opaque bands:
Where glazed doors or side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible in accordance with ABCB Housing Provisions Part 8.4.7, as follows:
- Marking in the form of an opaque band not less than 20mm in height;
- The upper edge is not less than 700mm above the floor;
- The lower edge is not more than 1200mm above the floor.

Flashings to wall openings:
All openings must be adequately flashed using materials that comply with AS/NZS 2904.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047:2014. ALL OTHER GLASS TO COMPLY WITH AS 1288:2021

PROVIDE WEATHER STRIPPING TO ALL EXTERNAL DOORS & WINDOWS.

L1 90×45 LVL14 Lintel
L2 140×45 LVL14 Lintel

NOTE: Glazier to verify all glass prior to manufacture of glazing Units

Glazing compliance certificate to be provided by glass supplier

WINDOW SCHEDULE

Window	Size (w)	Size (h)	Setout	Operation	Area (m^2)	Vent. (m^2)	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
W.1	450	2100	Sill @ 0 Head @ 2100	Fixed	0.945	000	U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	S	Sidelight	L2	12.5
W.2	600	900	Sill @ 1200 Head @ 2100	Awning	0.54	0.54	U-Value 4.24 or less SHGC = 0.56 or less	Frosted double glazing	Aluminium	E		L1	12.5
W.3	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	E		L2	12.5
W.4	1200	900	Sill @ 1200 Head @ 2100	Awning	1.08	0.52	U-Value 4.24 or less SHGC = 0.56 or less	Frosted double glazing	Aluminium	N		L1	12.5
W.5	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	N		L2	12.5
W.6	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	N		L2	12.5

DOOR SCHEDULE

Door	Size	Setout	Operation	Area (m^2)	Vent.	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
D.1	920x2040	Sill @ 00 Head @ 2040	Hinged	TBD	1.87	U-Value 4.35 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	S	External	L2	12.5
D.2	1800x2100	Sill @ 00 Head @ 2100	Glass slider	3.78	1.89	U-Value 3.84 or less SHGC = 0.65 or less	Clear double glazing	Aluminium	W	External	L2	12.5
D.3	820x2040	Sill @ 00 Head @ 2040	Cavity slider					Timber				
D.4	870x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.5	870x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.6	870x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.7	520x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.8	2/620x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.9	2/620x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.10	2/920x2040	Sill @ 00 Head @ 2040	Robe slider					Timber				
D.11	2/670x2040	Sill @ 00 Head @ 2040	Robe slider					Timber				

NATURAL LIGHT & VENTILATION

NCC Vol. 2 2022
PART H4D6 LIGHT Minimum 10% of the floor area of a habitable room required (natural light).

PART H4D7 VENTILATION Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for a sanitary compartment, laundry, kitchen or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

Room	Area (m^2)	Window	Light Required	Light Provided	Ventilation Required	Ventilation Provided
Living/Kitchen/Dining	28.03	W6, D2	2.8	6.48	1.4	3.22
Bedroom 1	9.54	W3	0.95	2.7	0.48	1.33
Bedroom 2	9.15	W5	0.92	2.7	0.46	1.33

UNIT 1

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

UNIT 1 GLAZING NOTES

DATE 17/09/26

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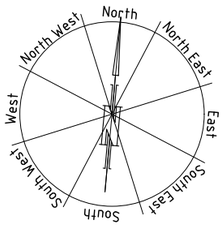
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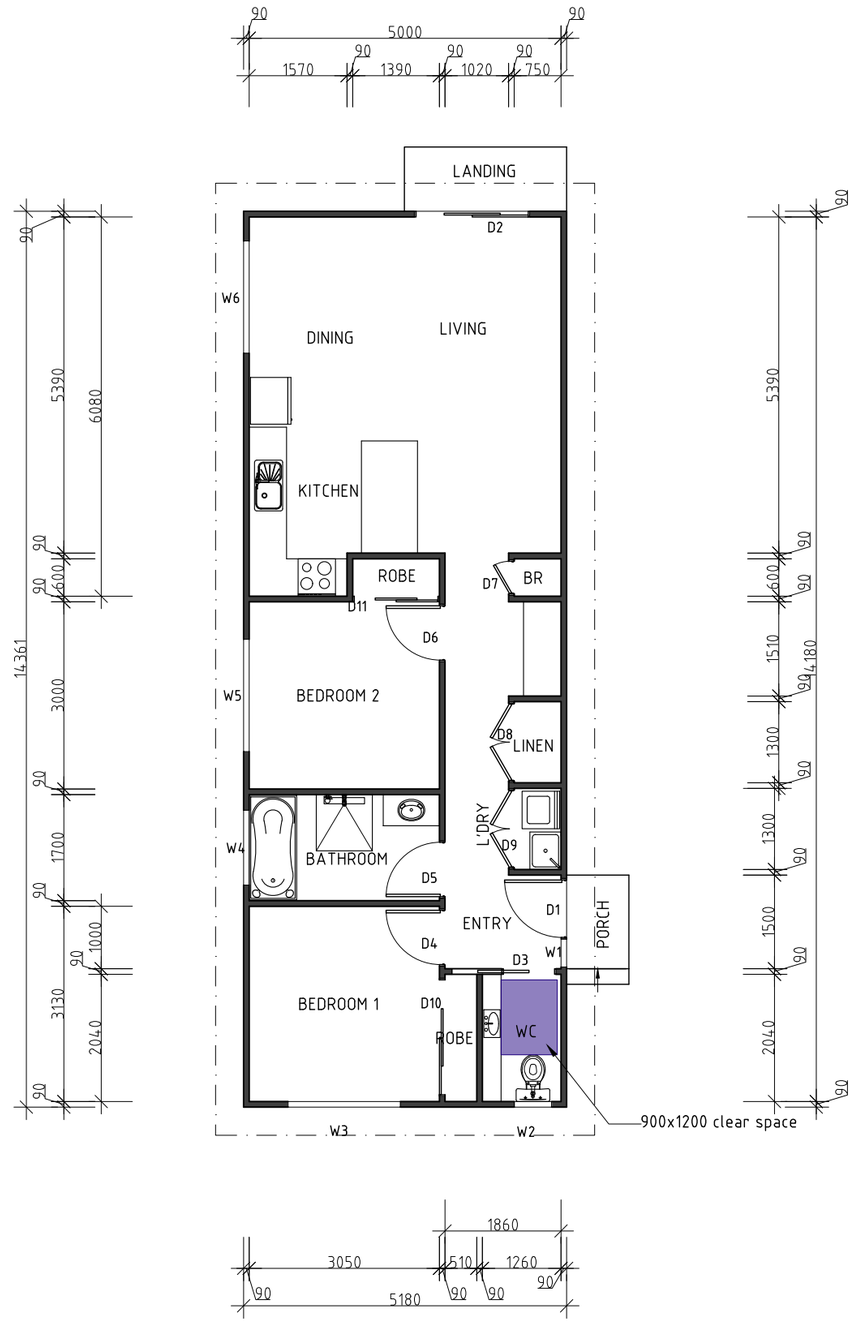
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Area	
Unit 2:	74.38m²
Landing:	2.67m²
Porch:	1.50m²

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

UNIT 2

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

UNIT 2 PLAN

SCALE 1:100
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AMENDED

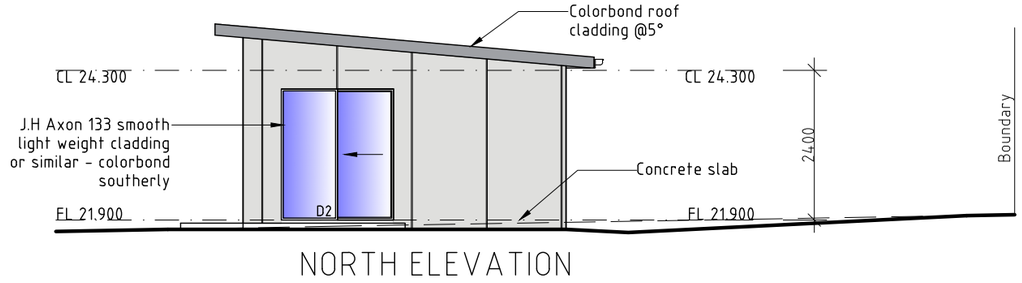
DATE
17/09/26

DRAWING NO.
13 OF 18

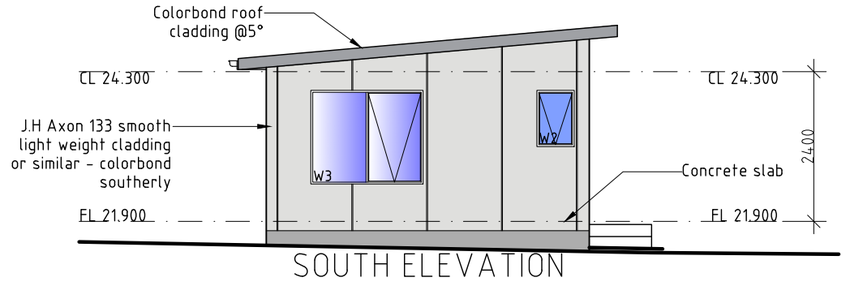
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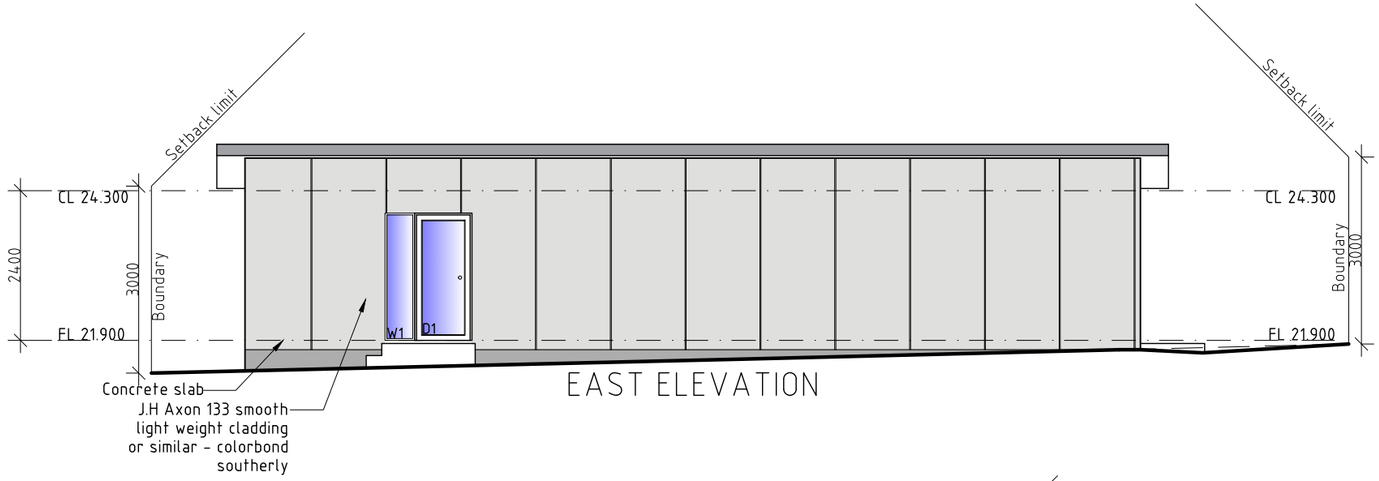
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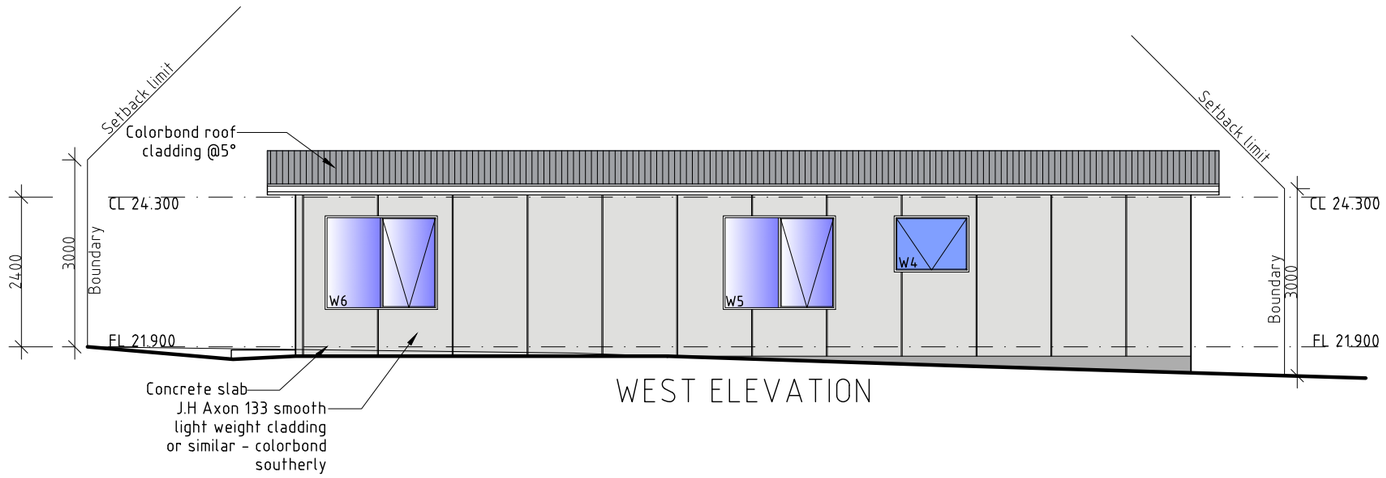
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

UNIT 2

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

UNIT 2 ELEVATIONS

DATE
17/09/26

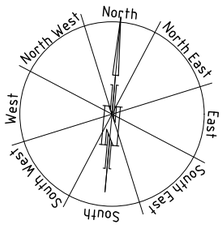
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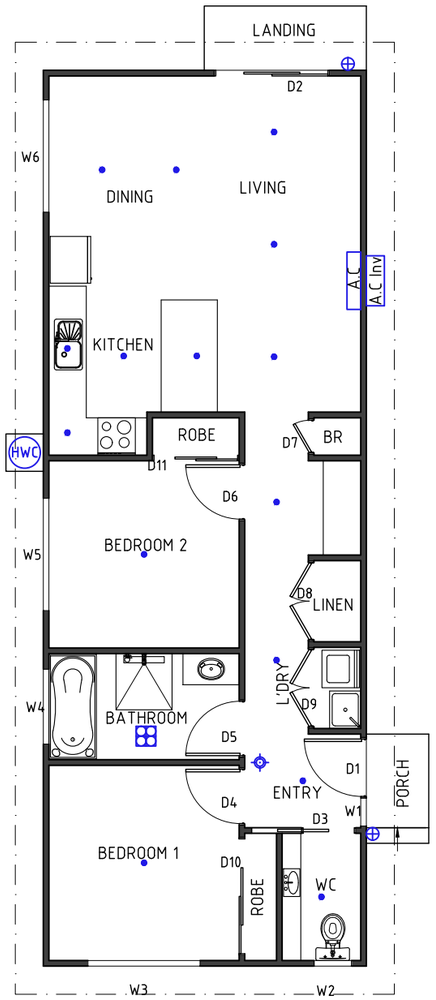
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DRAWING NO.
14 OF 18

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- Downlight point
  Recessed downlights to be MARTEC, GENISIS
  Fully sealed recessed downlight 100° beam or similar
- Combination light, fan & heat lamp unit
  4/200 watt heat lamps (not included in calculation)
- Up/down exterior wall light 12 watt LED,
  1800mm above FL.
- Surface or wall mounted external security sensor
  light with 20 watt LED globes

RH Range hood

For dimmer switch location, refer to lighting calculations.
External lights to be controlled by daylight sensor, or have an average light source efficacy of not less than 40 Lumens/watt.
All Bathroom fans to be fitted with backdraught dampers/shutters, and to be ducted directly to outdoor air.
See attached Lighting calculation.

- Interconnected photoelectric
  smoke alarms.
- A.C — Wall mounted reverse cycle heat pump, indoor unit. Size based off 6kW system
- A.C Inv — Ground based reverse cycle heat pump outdoor unit. Size based off 6kW system.
- HWC — HWC

ROOM	AREA m^2
Entry	2.79
WC	2.57
Entry	6.53
Bedroom 1	9.54
Bathroom	5.18
Bedroom 2	9.15
L'Dry	0.97
Kitchen, Dining, Living	28.03

ROOF VENTILATION

SUPPLY
Continuous gap at eaves it:
25mm for <16° pitch
10mm for >16° pitch

EXHAUST
Continuous gap at ridge is min.
5mm for all roof pitches.

Refer to ABCB Housing Provisions Table 10.8.3 for alternative.

Area
Unit 1: 74.38m^2
Landing: 2.67m^2
Porch: 1.43m^2

UNIT 2

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

UNIT 2 REFLECTED CEILING PLAN

DATE 17/09/26

SCALE 1:100
0 1000 2000

AMENDED

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NCC Vol. 2 2022
ABCB Housing Provisions Part 11.3.7 Protection of openable windows – bedrooms

(1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2m or more above the surface beneath.

(2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:

(a) The openable portion of the window must be protected with -

(i) a device capable of restricting the window opening; or

(ii) a screen with secure fittings.

(b) A device or screen required by (a) must -

(i) not permit a 125mm sphere to pass through the window opening or screen; and

(ii) resist an outward horizontal action of 250N against the -

(A) window restrained by a device; or

(B) screen protecting the opening; and

(iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865mm above the floor is required to an openable window in addition to window protection.

(4) A barrier covered by (3) must not -

(a) permit a 125mm sphere to pass through it; and

(b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

ABCB Housing Provisions Part 11.3.8 Protection of openable windows – rooms other than bedrooms

(1) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.

(2) The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865mm above the floor.

(3) A barrier required by (2) must not -

(a) permit a 125mm sphere to pass through it; and

(b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

LEGENDS & NOTES

Flyscreens to be fitted to all openable windows and doors.
Glazing requirement as outlined in the attached Glazing Calculator.
Alternative options from glazing supplier may be presented to the Designer and Building Surveyor in the form of a new Glazing Calculator.
Glazing types available in Tasmania can be access at www.wers.net
Shower screens:
1800H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.2 & AS 1288:2021. Minimum 4mm thick Grade A toughened & toughened laminated safety glass, labelled to comply with industry standards.
Opaque bands:
Where glazed doors or side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible in accordance with ABCB Housing Provisions Part 8.4.7, as follows:
- Marking in the form of an opaque band not less than 20mm in height;
- The upper edge is not less than 700mm above the floor;
- The lower edge is not more than 1200mm above the floor.

Flashings to wall openings:
All openings must be adequately flashed using materials that comply with AS/NZS 2904.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047:2014. ALL OTHER GLASS TO COMPLY WITH AS 1288:2021

PROVIDE WEATHER STRIPPING TO ALL EXTERNAL DOORS & WINDOWS.

L1 90×45 LVL14 Lintel
L2 140×45 LVL14 Lintel

NOTE: Glazier to verify all glass prior to manufacture of glazing Units

Glazing compliance certificate to be provided by glass supplier

WINDOW SCHEDULE

Window	Size (w)	Size (h)	Setout	Operation	Area (m^2)	Vent. (m^2)	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
W.1	450	2100	Sill @ 0 Head @ 2100	Fixed	0.945	000	U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	E	Sidelight	L2	12.5
W.2	600	900	Sill @ 1200 Head @ 2100	Awning	0.54	0.54	U-Value 4.24 or less SHGC = 0.56 or less	Frosted double glazing	Aluminium	S		L1	12.5
W.3	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	S		L2	12.5
W.4	1200	900	Sill @ 1200 Head @ 2100	Awning	1.08	0.52	U-Value 4.24 or less SHGC = 0.56 or less	Frosted double glazing	Aluminium	W		L1	12.5
W.5	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	W		L2	12.5
W.6	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	W		L2	12.5

DOOR SCHEDULE

Door	Size	Setout	Operation	Area (m^2)	Vent.	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
D.1	920x2040	Sill @ 00 Head @ 2040	Hinged	TBD	1.87	U-Value 4.35 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	E	External	L2	12.5
D.2	1800x2100	Sill @ 00 Head @ 2100	Glass slider	3.78	1.89	U-Value 3.84 or less SHGC = 0.65 or less	Clear double glazing	Aluminium	N	External	L2	12.5
D.3	820x2040	Sill @ 00 Head @ 2040	Cavity slider					Timber				
D.4	870x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.5	870x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.6	870x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.7	520x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.8	2/620x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.9	2/620x2040	Sill @ 00 Head @ 2040	Hinged					Timber				
D.10	2/920x2040	Sill @ 00 Head @ 2040	Robe slider					Timber				
D.11	2/670x2040	Sill @ 00 Head @ 2040	Robe slider					Timber				

NATURAL LIGHT & VENTILATION

NCC Vol. 2 2022
PART H4D6 LIGHT Minimum 10% of the floor area of a habitable room required (natural light).

PART H4D7 VENTILATION Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for a sanitary compartment, laundry, kitchen or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

Room	Area (m^2)	Window	Light Required	Light Provided	Ventilation Required	Ventilation Provided
Living/Kitchen/Dining	28.03	W6, D2	2.8	6.48	1.4	3.22
Bedroom 1	9.54	W3	0.95	2.7	0.48	1.33
Bedroom 2	9.15	W5	0.92	2.7	0.46	1.33

UNIT 2

PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

UNIT 2 GLAZING NOTES

DATE
17/09/26

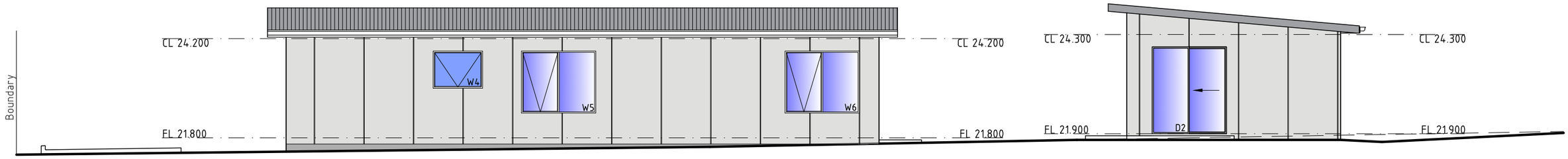
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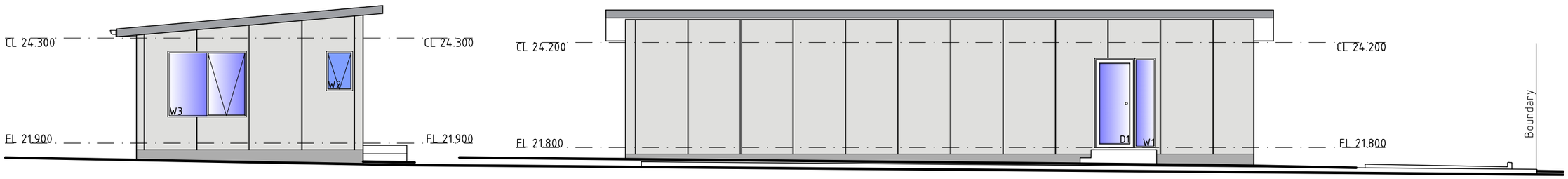
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16 OF 18

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NORTH ELEVATION



SOUTH ELEVATION

DEVELOPMENT DRAWINGS ONLY
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PROPOSED X2 UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
4 SYNTAX COURT, SWANSEA 7190

COMBINED ELEVATIONS

SCALE 1:100
0 1000 2000

AMENDED

DATE
17/09/26

DRAWING NO.
17 OF 18

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All Construction within a BAL-12.5 area shall be carried out in accordance with Sections 3 & 5 of AS3959:2018.

Subfloor supports shall be enclosed or be constructed of non-combustible material in accordance with Section 5 of AS3959:2018.

Unenclosed subfloors shall be constructed of non-combustible materials or bushfire resistant timbers as specified in Appendix F of AS3959:2018.

Walls within 400mm of ground or less than 400mm above decks, carport roofs, awnings and similar elements shall be constructed of:

- masonry veneer with a minimum thickness of 90mm; or
- Precast or in situ concrete walls; or
- fibre-cement sheet cladding with a minimum thickness of 6mm; or
- Bushfire resisting timber as specified in Appendix F of AS3959:2018; or
- Steel sheeting

All joints in walls are to be covered, sealed, overlapped, backed or butt-jointed.

Vents and weepholes shall be screened with corrosion-resistant mesh with maximum aperture opening sizes of 2mm.

All external glazed doors & windows shall be made of metal and shall be screened to openable portions with metal framed screens with maximum aperture opening sizes of 2mm. All glazing elements to be minimum 4mm thick Grade A safety glass. Doors to be tight-fitting to the frame.

External hinged doors to be a minimum 35mm thick, with solid timber for a minimum of 400mm measured vertically above the threshold. Door framing to be metal or bushfire resisting timber as specified in Appendix F of AS3959:2018. All external doors to be tight-fitting to frames.

Garage doors shall be constructed of non-combustible material or bushfire resisting timber as specified in Appendix F of AS3959:2018 for a minimum vertical height of 400mm above the ground when the door is closed. Suitable weather strips and draught seals or brushes to be fitted to door frame if guide tracks not provided.

All roofing materials to be of non-combustible materials. All roof/wall and roof/roof junctions shall be sealed with appropriate screening with maximum mesh aperture size of 2mm in accordance with Clause 3.6 of AS3959:2018. Sheet roof shall have any gaps sealed with corrosion-resistant mesh with maximum aperture size of 2mm.

All eave and roof ventilation to be screened with non-combustible ember resistant mesh with maximum mesh aperture size of 2mm. Eave lighting to be adequately sealed and not compromise the performance of the light.

All Verandah, carport and awnings roofs that are part of the main roof space to comply with roof BAL requirements. If verandah, carport or awning roof separated from the main roof space, shall have a non-combustible roof covering, except if roof covering is translucent or transparent, in accordance with Section 5 of AS3959:2018.

Penetrations in roof to be sealed with non-combustible materials. Openings to roof vent pipes or vented roof lights or similar shall be protected with corrosion-resistant mesh with maximum aperture size of 2mm.

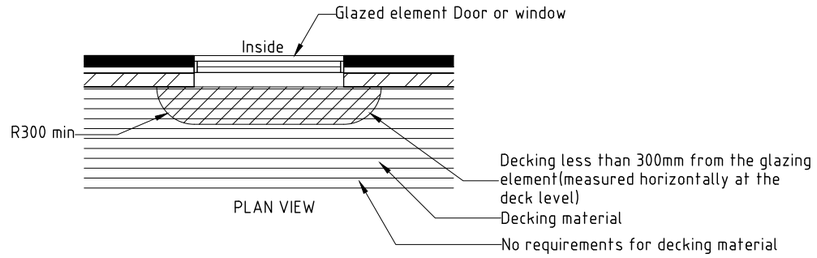
Roof mounted evaporative cooling units shall be fitted with non-combustible cover with corrosion-resistant mesh covers with max. mesh aperture sizes of 2mm.

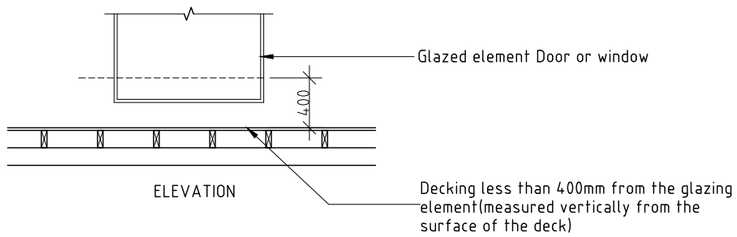
Gutter and valley leaf guards shall be of non-combustible material where fitted.

All decking and stair treads within 300mm horizontally of an external glazed element that is less than 400mm vertically from the surface of the deck, is to be of bushfire resistant timber as specified in Appendix F of AS3959:2018, or be constructed of non-combustible material.

Verandah posts shall be mounted on galvanized stirrups with min 75mm clearance to adjacent finished ground level.

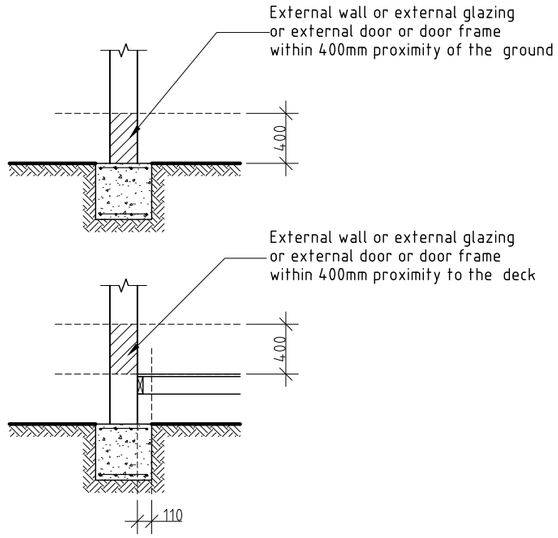
All exposed above ground water and gas supply pipes shall be metal.





DECKING WITHIN HORIZONTAL & VERTICAL LIMITS OF GLAZED ELEMENTS

SCALE 1:50



EXTERNAL WALLS OR EXTERNAL GLAZING, OR EXTERNAL DOORFRAMES WITHIN THE LIMITS ABOVE GROUND, DECKS, CARPORT ROOFS

SCALE 1:50

TABLE F1 OF AS3959
BUSHFIRE-RESISTANT SPECIES

Standard trade name	Botanical name
Ash, silvertop	Eucalyptus sieberi
Blackbutt	Eucalyptus pilularis
Gum, red river	Eucalyptus camaldulensis
Gum, spotted	Corymbia maculata
Ironbark, red	Eucalyptus sideroxylon
Kwila (Merbau)	Intsia bijuga
Turpentine	Syncarpia glomulifera

PROPOSED X2 UNIT DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT 4 SYNTAX COURT, SWANSEA 7190

BAL-12.5 NOTES

DATE 17/09/26

SCALE N/A

AMENDED

DRAWING NO. 18 OF 18

DRAWN BY J.TILLEY
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Certified: G. Tilley Accreditation No.CC620H

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