



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056325

PROPOSAL: Two Multiple Dwellings

LOCATION: 3 Achaderry Court, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 19 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 19 November 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 19 November 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

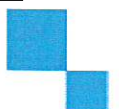
Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: 2 Unit Dwellings

Location: 3 Achaderry Court, Howrah

Personal Information Removed



Is the property on the Tasmanian Heritage Register? Yes No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Vacant**

Does the proposal involve land administered or owned by the Crown or Council? Yes No

Declaration

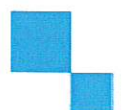
- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

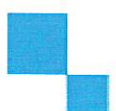
In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.



- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - 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.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 183097	FOLIO 32
EDITION 2	DATE OF ISSUE 17-Oct-2022

SEARCH DATE : 28-Jul-2025

SEARCH TIME : 11.48 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 32 on Sealed Plan [183097](#)

Derivation : Part of 730 Acres Gtd. to Frances Butler & Justin
McCarthy Browne

Prior CT [179035/200](#)

SCHEDULE 1

[M986668](#) TRANSFER to STEPHEN LLOYD OLIVER and LISA MAREE
OLIVER Registered 17-Oct-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP183097](#) FENCING PROVISION in Schedule of Easements

[E34443](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
23-Feb-2016 at 12.02 PM

[E34444](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
23-Feb-2016 at 12.03 PM

[E303086](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
11-Aug-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

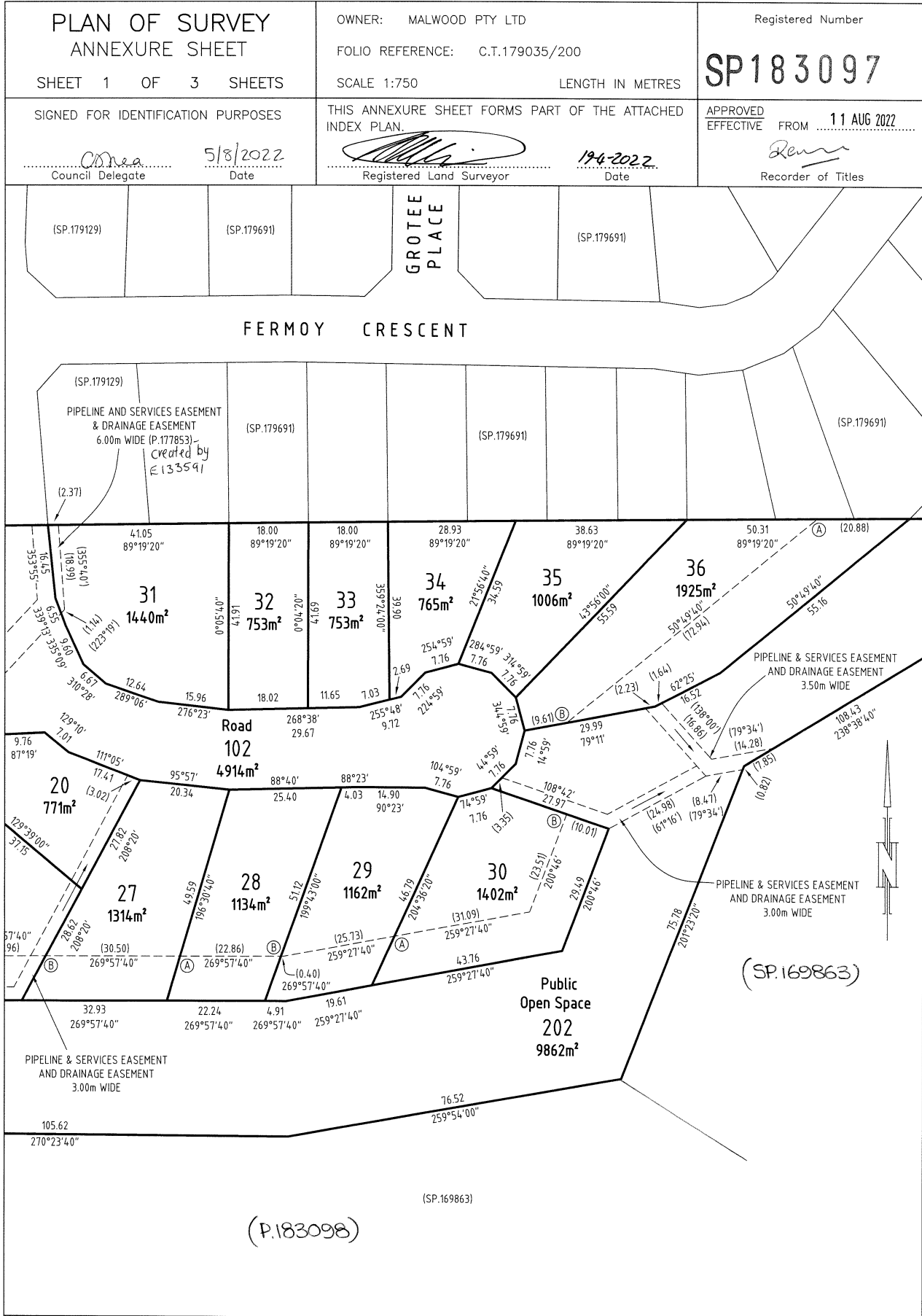
No unregistered dealings or other notations

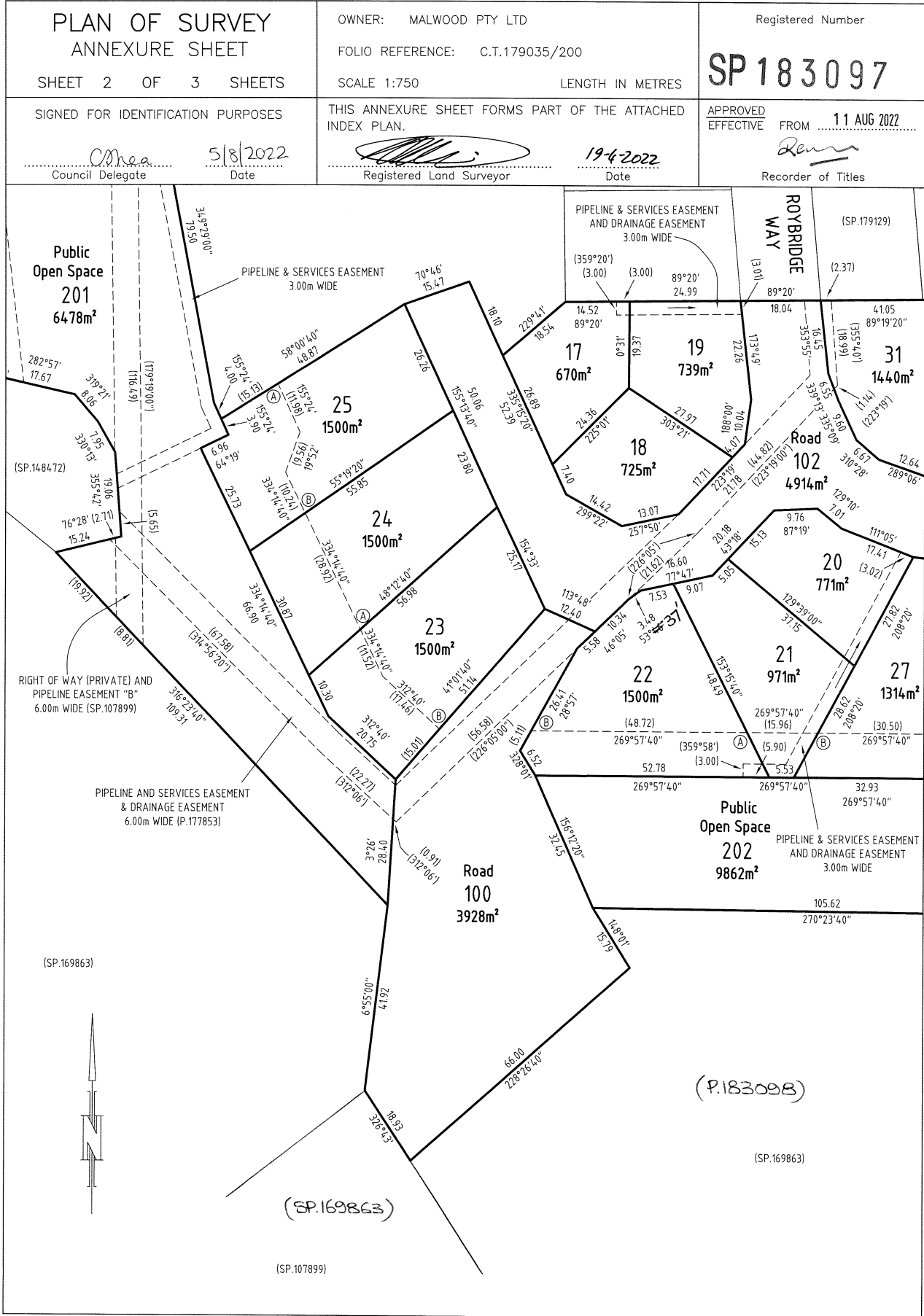
OWNER MALWOOD PTY LTD	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966	REGISTERED NUMBER SP183097
FOLIO REFERENCE C.T.179035/200		APPROVED EFFECTIVE FROM 11 AUG 2022
GRANTEE PART OF 730 ACRES GRANTED TO FRANCES BUTLER & JUSTIN MCCARTHY BROWNE	CITY OF CLARENCE	Recorder of Titles
SCALE 1: 1500 LENGTHS IN METRES		

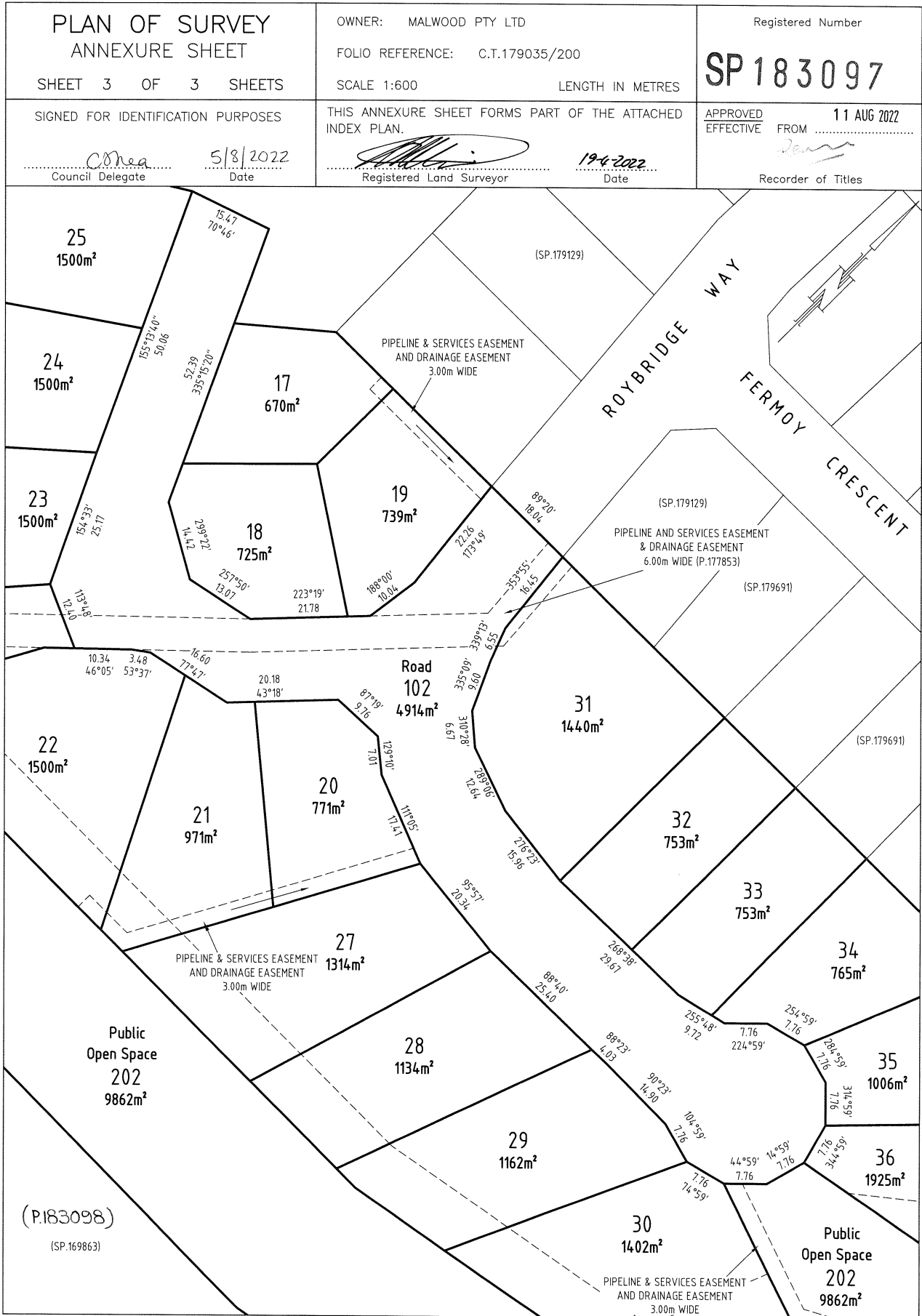


[Signature]
Registered Land Surveyor
19/4/2022
Date

[Signature]
Council Delegate
5/8/2022
Date







SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP, 183097

PAGE 1 OF 6 PAGES
6

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 17 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 17 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 19 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 19 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lots 20-22 are each subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE passing through such lot on the plan

Lots 20-22 are each is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through such lot on the plan



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MALWOOD PTY LTD FOLIO REF: 179035-200 SOLICITOR: MURDOCH CLARKE (Ben Dance)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 5 Aug 2022 SUB-2011-30 REF NO. SD-2010/44
..... <i>C. Shea</i> Clare Shea Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES 6</p>	<p>Registered Number</p> <p>SP 183097</p>
<p>SUBDIVIDER: MALWOOD PTY LTD FOLIO REFERENCE: 179035-200</p>	

Lot 31 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 6.00 WIDE passing through that lot on the plan

Lot 31 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 6.00 WIDE ("the Easement Land") passing through that lot on the plan

Lots 100 & 102 are each subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 6.00 WIDE passing through such lot on the plan

Lots 100 & 102 are each subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 6.00 WIDE ("the Easement Land") passing through such lot on the plan


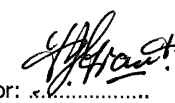
Lot 201 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 6.00 WIDE passing through that lot on the plan

Lot 201 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT "B" 6.00 WIDE, PIPELINE & SERVICES EASEMENT 3.00 WIDE and PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 6.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 201 is subject to a right of carriageway (appurtenant to lot 5 on Sealed Plan 107899) over the land marked RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT "B" 6.00 WIDE passing through that lot on the plan

Lot 201 is subject to a right of carriageway (appurtenant to lot 1 on Sealed Plan 148472) over the land marked RIGHT OF WAY (PRIVATE) 10.00 WIDE passing through that lot on the plan

Lot 202 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE and PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.50 WIDE passing through that lot on the plan

Director: Director: Director:  Director: 

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing. CS

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES 6</p>	<p>Registered Number</p> <p>SP183097</p>
<p>SUBDIVIDER: MALWOOD PTY LTD FOLIO REFERENCE: 179035-200</p>	

Lot 202 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE and PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.50 WIDE ("the Easement Land") passing through that lot on the plan

Easements continued Page 6

COVENANT A

The owners of lots 23-25 on the plan covenant with Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Clarence City Council to observe the following stipulations-

1. Not to develop any part of a habitable building within the hazard management area delineated on the Bushfire Hazard Management Plan (Onto it Solutions 12 April 2022) unless constructed to a higher BAL, where the hazard management area on each lot is west of the line marked "AB" on the plan
2. Not to develop a habitable building to a higher BAL level within the hazard management area unless accompanied by a Bushfire Hazard Management Plan

COVENANT B

The owners of lots 21, 22, 27-30 & 36 on the plan covenant with Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Clarence City Council to observe the following stipulations-

3. Not to develop any part of a habitable building within the hazard management area delineated on the Bushfire Hazard Management Plan (Onto it Solutions 12 April 2022) unless constructed to a higher BAL, where the hazard management area on each lot is south of the line marked "AB" on the plan
4. Not to develop a habitable building to a higher BAL level within the hazard management area unless accompanied by a Bushfire Hazard Management Plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Malwood Pty Ltd) shall not be required to fence

Director:

Director:

Director: *[Signature]*

Director: *[Signature]*

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing. *CD*

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES 6</p>	<p>Registered Number</p> <p>SP 183097</p>
<p>SUBDIVIDER: MALWOOD PTY LTD FOLIO REFERENCE: 179035-200</p>	

INTERPRETATION

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

"Pipeline and Services Easement" means:-

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
- (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


"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);

Director:

Director:

Director: 

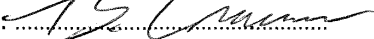
Director: 


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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES 6</p>	<p>Registered Number</p> <p>SP 183097</p>
<p>SUBDIVIDER: MALWOOD PTY LTD FOLIO REFERENCE: 179035-200</p>	

- (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.

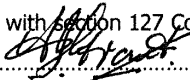
Signed for and on behalf of MALWOOD PTY LTD (ACN 009 577 931)
being the registered proprietor of Folio 179035-200 in accordance
with section 127 Corporations Act 2001 by-

Director: 
Print Full Name: **TERENCE SCOTT CROMIN**
Director: **DIRECTOR**
Print Full Name:


**FREDERICK JAMES GRANT
DIRECTOR**

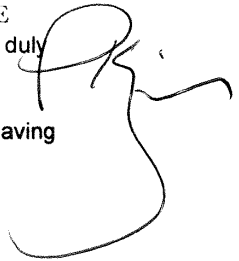
Signed for and on behalf of MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED
(ACN 115 958 560) as mortgagee in Mortgage No B613235, Mortgage No B686336
and Mortgage No B853252 pursuant to Transfer of Mortgage No C796934
in accordance with section 127 Corporations Act 2001 by-

*AM 26/04/2022
George Harris Mortgage
board for mortgagee*

Director: 
Print Full Name: **FREDERICK JAMES GRANT**
Director: **DIRECTOR**
Print Full Name:

EXECUTED by MURDOCH CLARKE MORTGAGE
MANAGEMENT LIMITED ACN 115 958 560 as
Responsible Entity of the MURDOCH CLARKE
MORTGAGE FUND ARSN 093 255 559 by its duly
authorised Attorney **PAUL KJZIS**
pursuant to Power of Attorney registered on 15
January 2018 Registered Number PA 109270 having
received no notice of the revocation thereof

WITNESS: *AM Thomas*
NAME: Andrea Marie Thomas
ADDRESS: 10 Victoria Street,
Hobart Tas 7000
OCCUPATION: Legal Secretary



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 6 PAGES</p>	<p>SP183097</p>
<p>SUBDIVIDER: - MALWOOD PTY LTD</p> <p>FOLIO REFERENCE: - 179035/200</p>	
<p>EASEMENTS CONTINUED</p> <p>Lots 31, 100, 102 & 201 are each subject to a pipeline and services easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd over the land marked Pipeline & Services Easement & Drainage Easement 6.00 wide on the plan and as created by and more fully set forth in E133591.</p> <p>Lot 201 is subject to a pipeline and services easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd over the land marked Right of Way (private) & Pipeline Easement 'B' 6.00 wide (SP107899) on the plan and as created by and more fully set forth in Sealed Plan 169863.</p>	
<p>NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>	

PROPOSED RESIDENTIAL DEVELOPMENT

3 ACHADERRY COURT, HOWRAH

THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

PD25261

BUILDING DRAWINGS

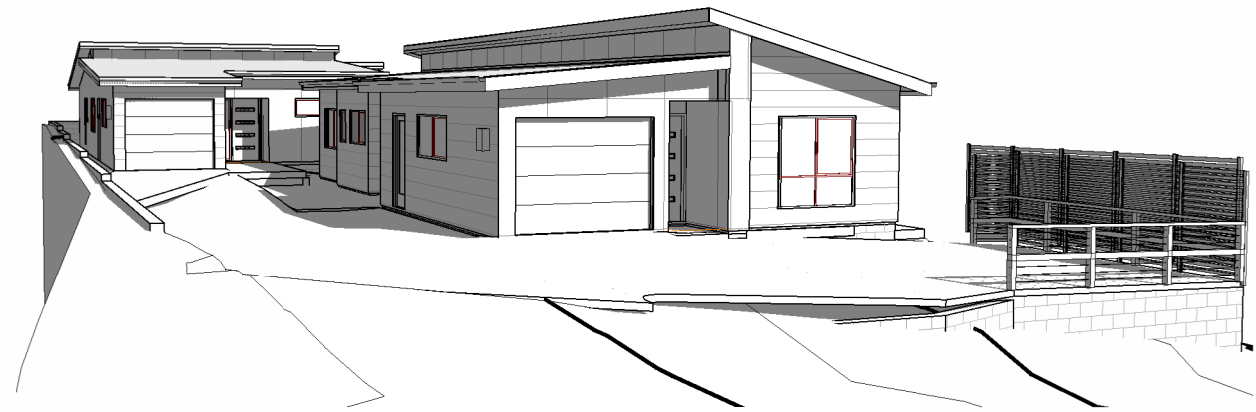
No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	SITE LANDSCAPING
04	LOCALITY PLAN
05	SITE TURNING CIRCLES
06	PERSPECTIVES
07	SUN SHADOW DIAGRAMS

UNIT DRAWINGS

No	DRAWING
UNIT 1	
U1-01	FLOOR PLAN
U1-02	LIVABLE HOUSING DESIGN
U1-03	DOOR AND WINDOW SCHEDULES
U1-04	ELEVATIONS
U1-05	ELEVATIONS
U1-06	ROOF PLAN
U1-07	PLUMBING PLAN
U1-08	FLOOR FINISHES PLAN
U1-09	ELECTRICAL/REFLECTED CEILING PLAN
U1-10	PERSPECTIVES

UNIT DRAWINGS

No	DRAWING
UNIT 2	
U2-01	FLOOR PLAN
U2-02	LIVABLE HOUSING DESIGN
U2-03	DOOR AND WINDOW SCHEDULES
U2-04	ELEVATIONS
U2-05	ELEVATIONS
U2-06	ROOF PLAN
U2-07	PLUMBING PLAN
U2-08	FLOOR FINISHES PLAN
U2-09	ELECTRICAL/REFLECTED CEILING PLAN
U2-10	PERSPECTIVES



GENERAL PROJECT INFORMATION

TITLE REFERENCE: 32/183097
 SITE AREA: 753 m²
 DESIGN WIND SPEED: N3
 SOIL CLASSIFICATION: M
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: LOW
 BAL RATING: 12.5
 OTHER KNOWN HAZARDS: BUSHFIRE PRONE, PRIORITY
 VEGETATION



L: 10 Goodman Court, Invermay, 7248
 p() +03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009
 p(h) +03 6228 4575



info@primedesigntas.com.au
 Accredited Building Practitioner: Frank Geskus -No CC246A

COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

REV.	DATE	DESCRIPTION

OCTOBER 2025
 PLANNING



GENERAL NOTES

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

SEWER AND WATER SERVICES

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

DRIVENWAY GRADIENT

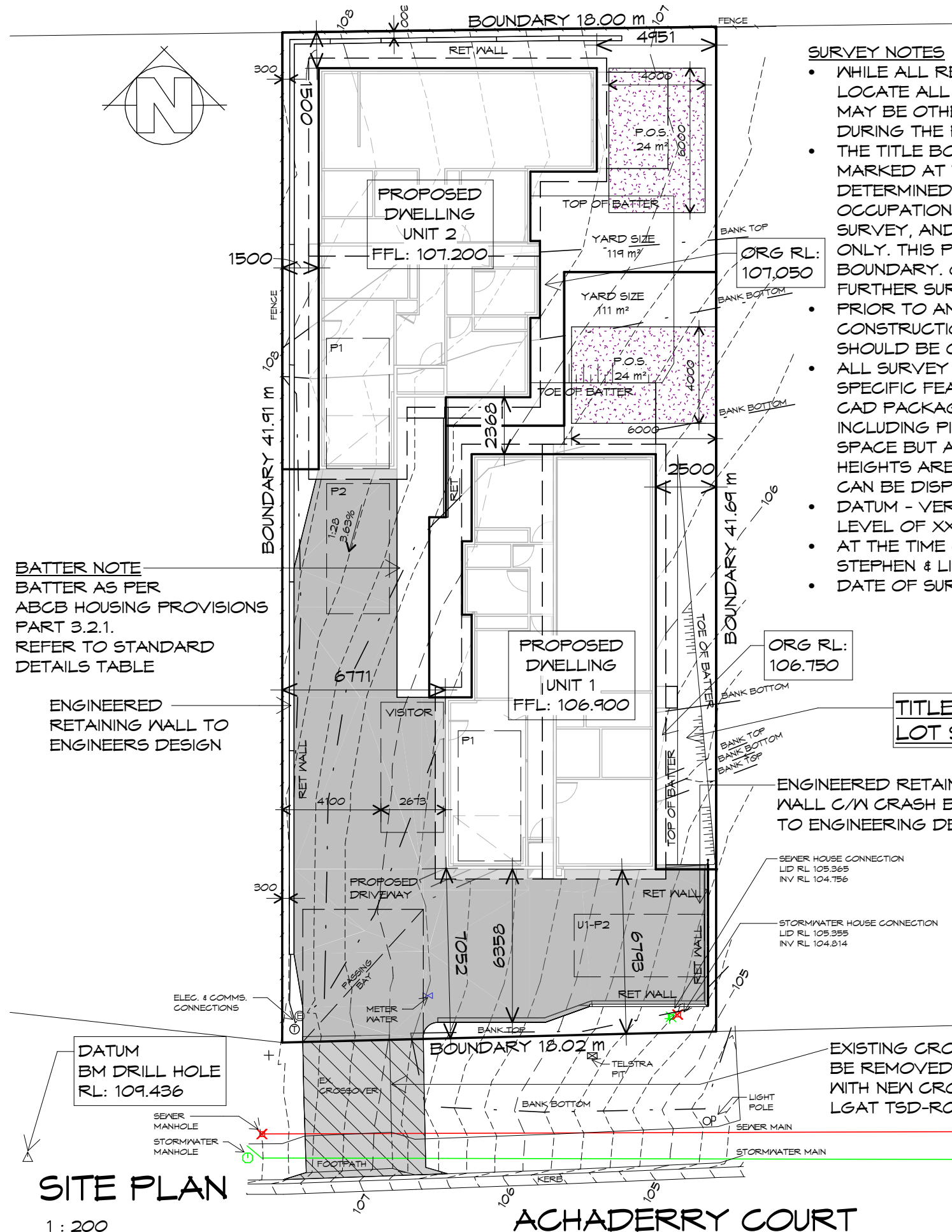
MAXIMUM GRADIENT 1:4 (25%) TO AS 2890

CAR PARKING GRADIENT

PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL 12.5**
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

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



SURVEY 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 SPM10990 WITH REPUTED AHD LEVEL OF XX.XXX FROM SURCOM ON 30/07/2025
- AT THE TIME OF THIS SURVEY, CT.183097/32 WAS OWNED BY STEPHEN & LISA OLIVER.
- DATE OF SURVEY : 30/07/2025

BATTER NOTE
BATTER AS PER ABCB HOUSING PROVISIONS PART 3.2.1. REFER TO STANDARD DETAILS TABLE

ENGINEERED RETAINING WALL TO ENGINEERS DESIGN

ENGINEERED RETAINING WALL C/M CRASH BARRIER TO ENGINEERING DESIGN

TITLE REF: 32/183097
LOT SIZE: 752.68 m2

SITE PLAN

1 : 200

ACHADERRY COURT



REV. DATE DESCRIPTION

Client name:
THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
SITE PLAN



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
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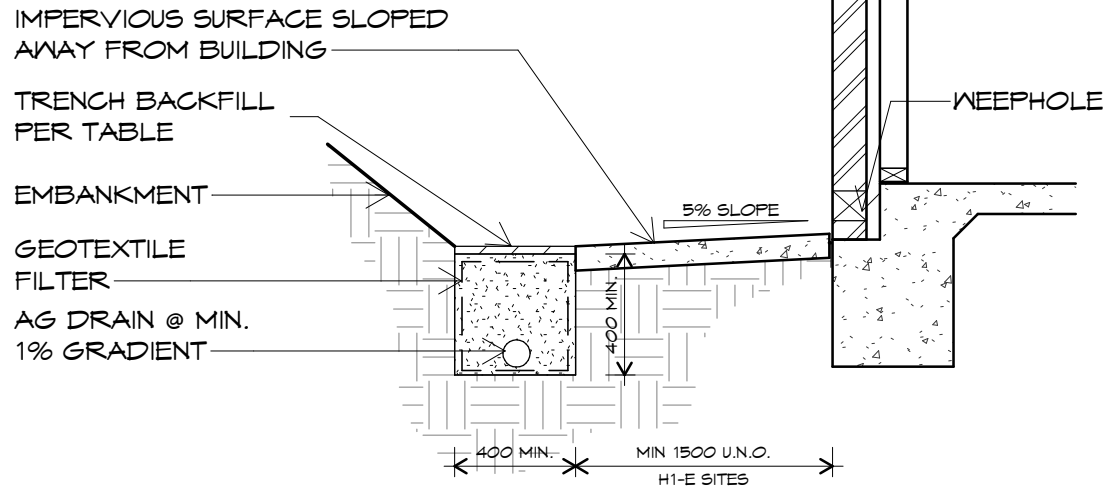
Date: 30.10.2025
Drafted by: L.L.
Approved by: M.R.

Project/Drawing no: PD25261 - 01
Scale: 1 : 200
Revision: 04

Accredited building practitioner: Frank Geskus - No CC246A
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TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

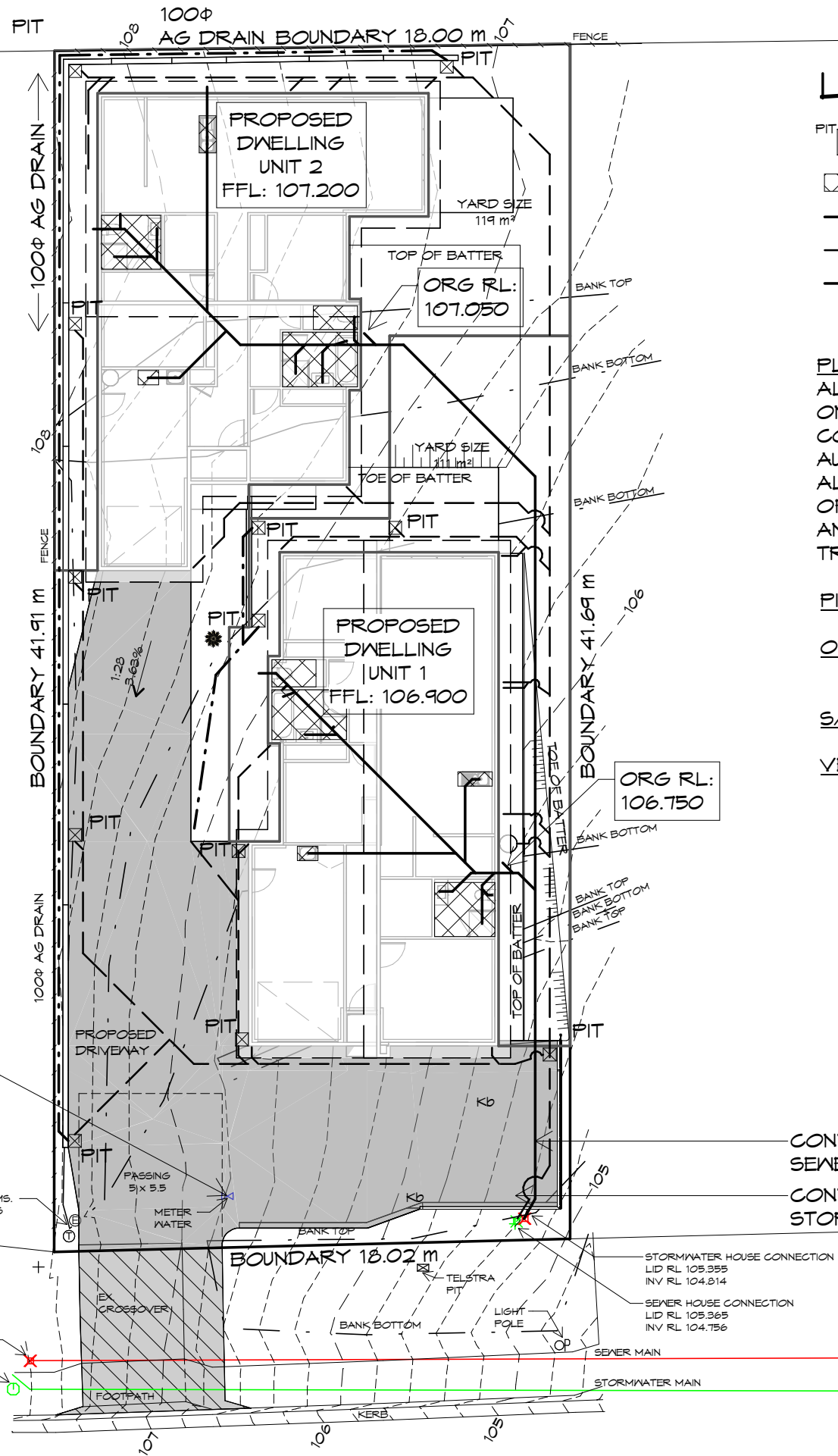
SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY



NEW DN32 (I.D. 25) HDPE (PE100) SDR11 PN16 WATER CONNECTION AND INSTALLATION FOR 2x ID20mm WATER METERS ON A MANIFOLD AS PER TASWATER STANDARD DRAWING (TWS-W-0002) SHEET 9 BY TASWATER AT DEVELOPERS COST. C/W TRAFFICABLE LIDS

SITE DRAINAGE

1 : 200



ACHADERRY COURT

LEGEND

- 450X 450 SURFACE DRAINAGE PIT
- NET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Φ AG DRAIN

PLUMBING NOTES:

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

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

- CONNECT SEWER TO SEWER LOT CONNECTION
- CONNECT STORMWATER TO COUNCIL STORMWATER CONNECTION



Document Set ID: 5733914
Version: 1, Version Date: 30/10/2025

REV. DATE DESCRIPTION

Client name:
THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
SITE DRAINAGE PLAN



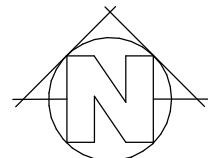
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Date: 30.10.2025
Drafted by: L.L.
Approved by: M.R.

Project/Drawing no: PD25261 - 02
Scale: As indicated
Revision: 04

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PLANTING SCHEDULE						
ABB.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	POT SIZE	DENSITY	COUNT
HOBART SHRUBS						
Wn	MESTRINGIA 'NARINGA'	COASTAL ROSEMARY NARINGA	1000mm x 1000mm	140mm	1 per 1m2	
GRASSES / GROUNDCOVERS						
Ln	LOMANDRA 'TANKIKA'	TANKIKA	600mm x 600mm	140mm	3 per 1m2	

LEGEND

- PROPOSED SHRUB - Wn
- PROPOSED GROUNDCOVER/GRASS - Ln
- LAWN
- MULCH OR SIMILAR
- CP. CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- LB. LETTER BOX
- WASTE STORAGE 1.5m2
- GT GATE
- FN FENCE 1.8m HIGH
- SECURITY LIGHTS
- KERB
- CL CLOTHES LINES - WALL MOUNT
- SCREEN 1.8m HIGH 25% TRANSPARENCY PRIVACY SCREEN
- RET. ENGINEERED RETAINING WALL OR ISLAND BLOCK & PAVING FREESTONE ECO RETAINING WALL SYSTEM OR SIMILAR
- C.B. ENGINEERED CRASH BARRIER OR BARRIER KERB.

SITE COVERAGE
 BUILDING FOOTPRINT 282.03 /SITE AREA 752.68 = 0.374
 TOTAL SITE COVERAGE 37%

IMPERVIOUS SURFACES
 NON-IMPERVIOUS SURFACES 475.85 /SITE AREA 752.68 = 0.632
 TOTAL SITE FREE FROM IMPERVIOUS SURFACES 63%

EXISTING CROSSOVER TO BE REMOVED. REPLACED WITH NEW CROSSOVER TO LGAT TSD-R09-V3.

SITE LANDSCAPING

1 : 200

DATUM
 BM DRILL HOLE
 RL: 109.436

PROPOSED CROSSOVER
 EXTENSION TO LGAT TSD-09V3
 TO 10% CROSSFALL

ACHADERRY COURT

Client name:
 THE SOLO EARLY RETIREMENT PLAN AND
 SOLO UNIT TRUST

Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 3 ACHADERRY COURT,
 HOWRAH

Date: 30.10.2025
 Drafted by: L.L.
 Approved by: M.R.

Project/Drawing no: PD25261 - 03
 Scale: 1 : 200
 Revision: 04

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REV.	DATE	DESCRIPTION

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
 SITE LANDSCAPING



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LOCALITY PLAN

1 : 2000

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

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN



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Date:	Drafted by:	Approved by:
30.10.2025	L.L.	M.R.

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PD25261 - 04	1 : 2000	04

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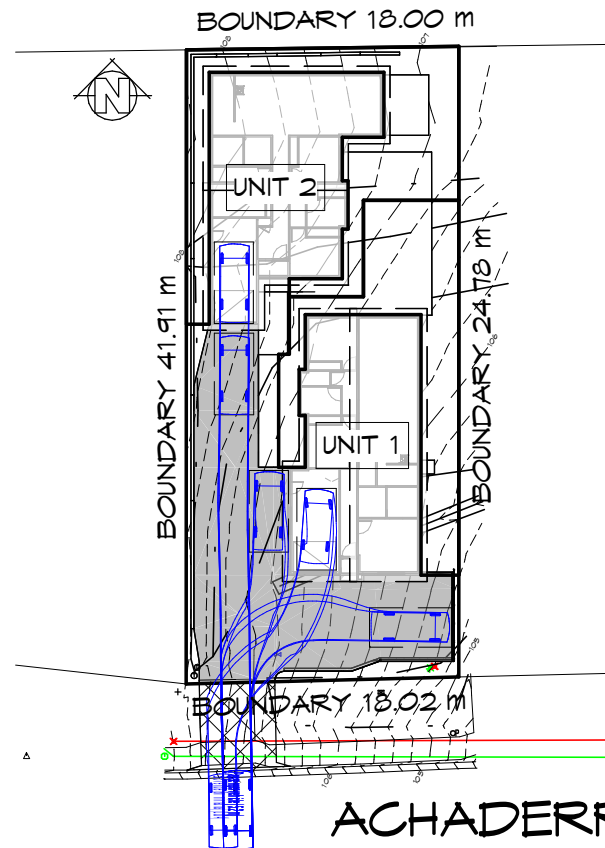
Client name:
THE SOLO EARLY RETIREMENT PLAN AND
SOLO UNIT TRUST

PLANNING

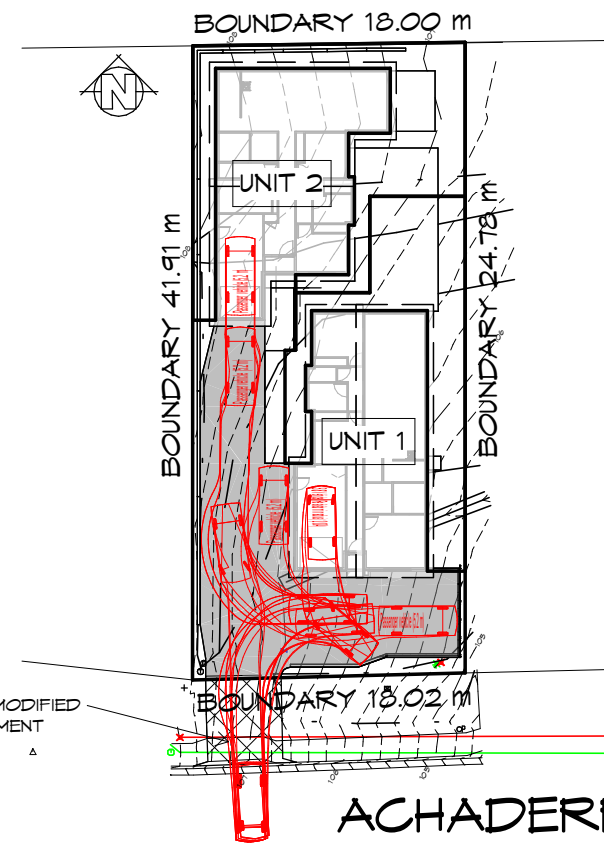
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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
LOCALITY PLAN

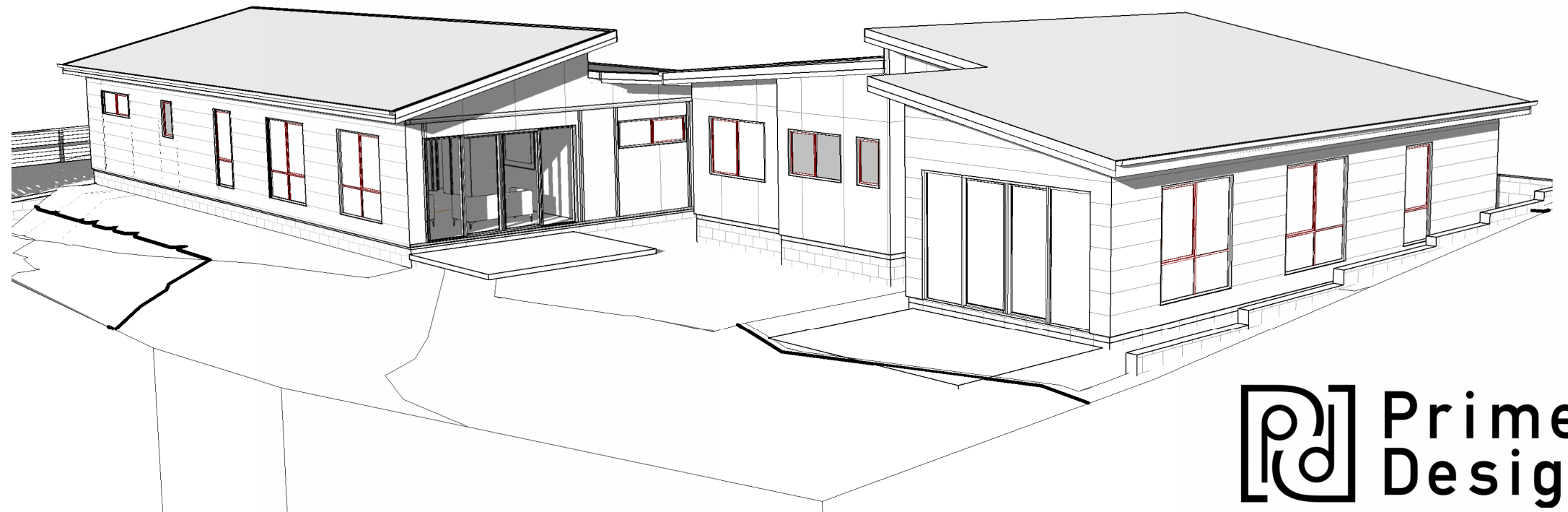
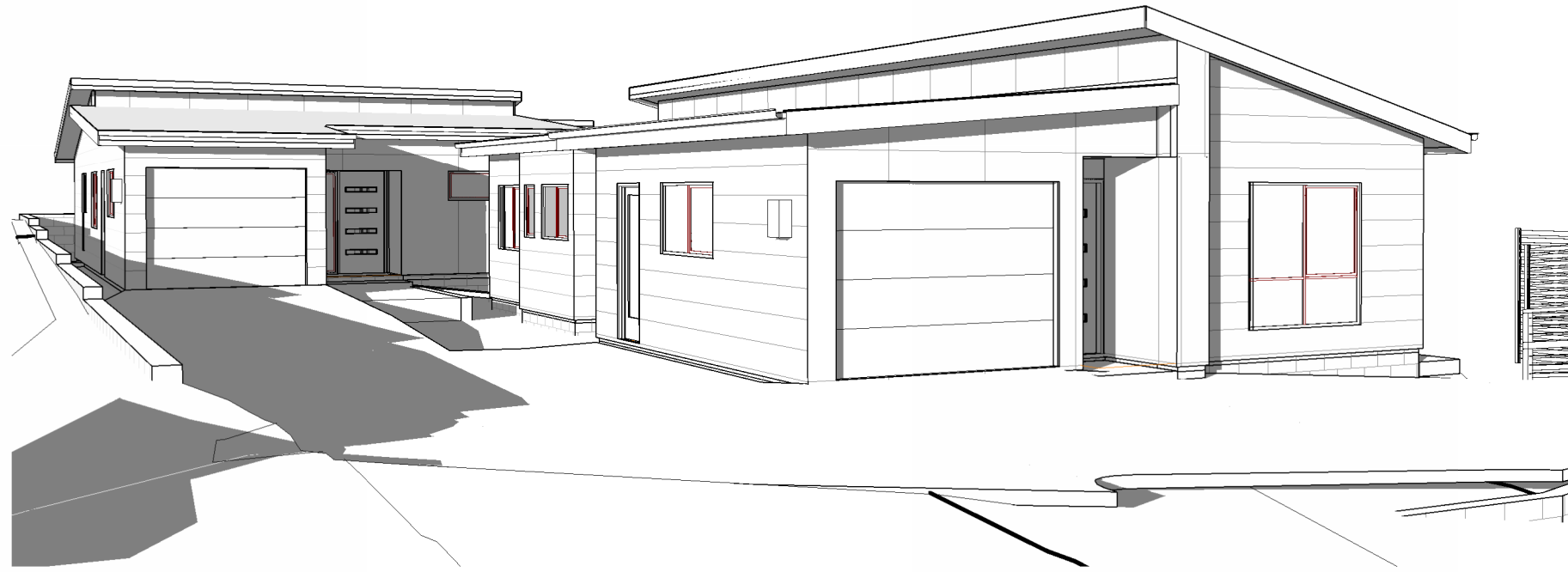


ACHADERRY COURT
SITE TURNING PLAN - IN
1 : 500



ACHADERRY COURT
SITE TURNING PLAN - OUT
1 : 500

NOTE:
TURNING CIRCLE AS PER AUSTRROADS 2013/AS2890
FORWARD DESEIGN SPEED: 5HM/HR
REVERSE DESIGN SPEED: 2.5KM/HR



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REV.	DATE	DESCRIPTION
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Client name:
 THE SOLO EARLY RETIREMENT PLAN AND
 SOLO UNIT TRUST

PLANNING
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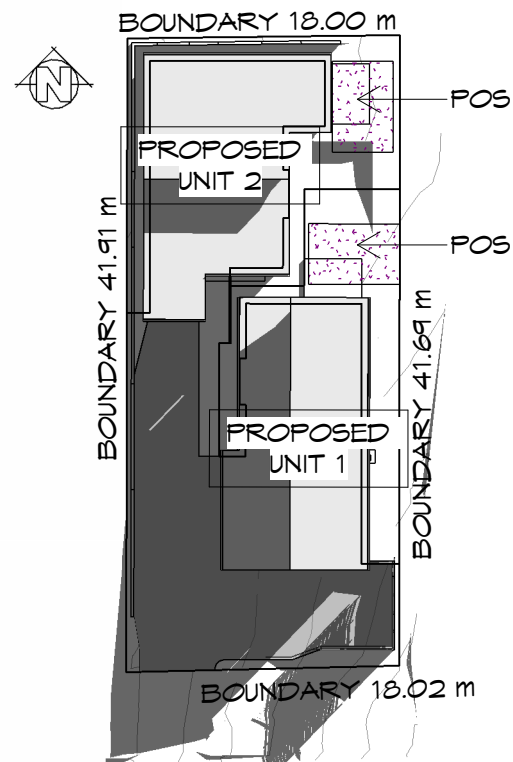
Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 3 ACHADERRY COURT,
 HOWRAH

Drawing:
 PERSPECTIVES

Date: 30.10.2025	Drafted by: L.L.	Approved by: M.R.
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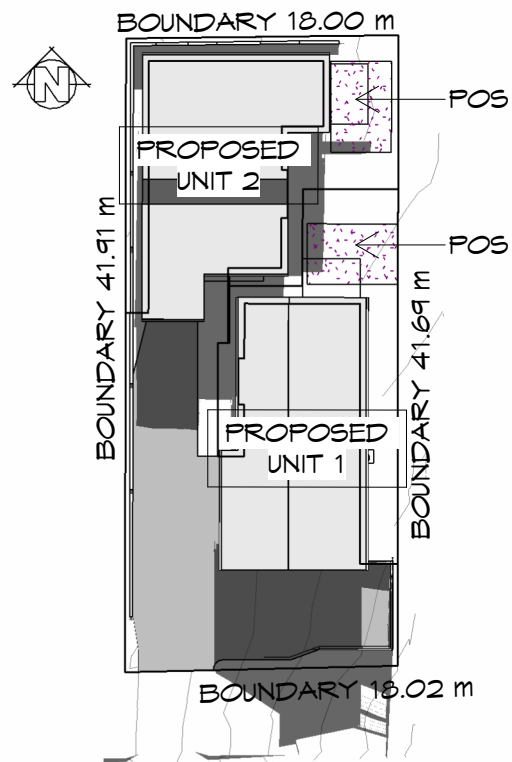
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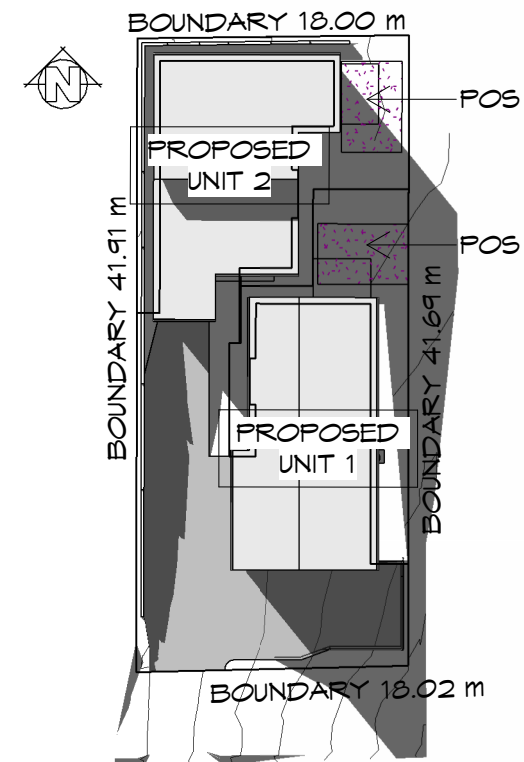
SUN SHADOW DIAGRAM 9AM

1 : 500



SUN SHADOW DIAGRAM 12PM

1 : 500



SUN SHADOW DIAGRAM 3PM

1 : 500

GENERAL INFORMATION
 NORTH: TRUE NORTH
 DAY LIGHT SAVINGS: OFF
 DATE: JUNE 21st
 TIME: AS INDICATED



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Date:	Drafted by:	Approved by:
30.10.2025	L.L.	M.R.

Project/Drawing no:	Scale:	Revision:
PD25261 - 07	1 : 500	04

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REV.	DATE	DESCRIPTION
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Client name:
 THE SOLO EARLY RETIREMENT PLAN AND
 SOLO UNIT TRUST

PLANNING

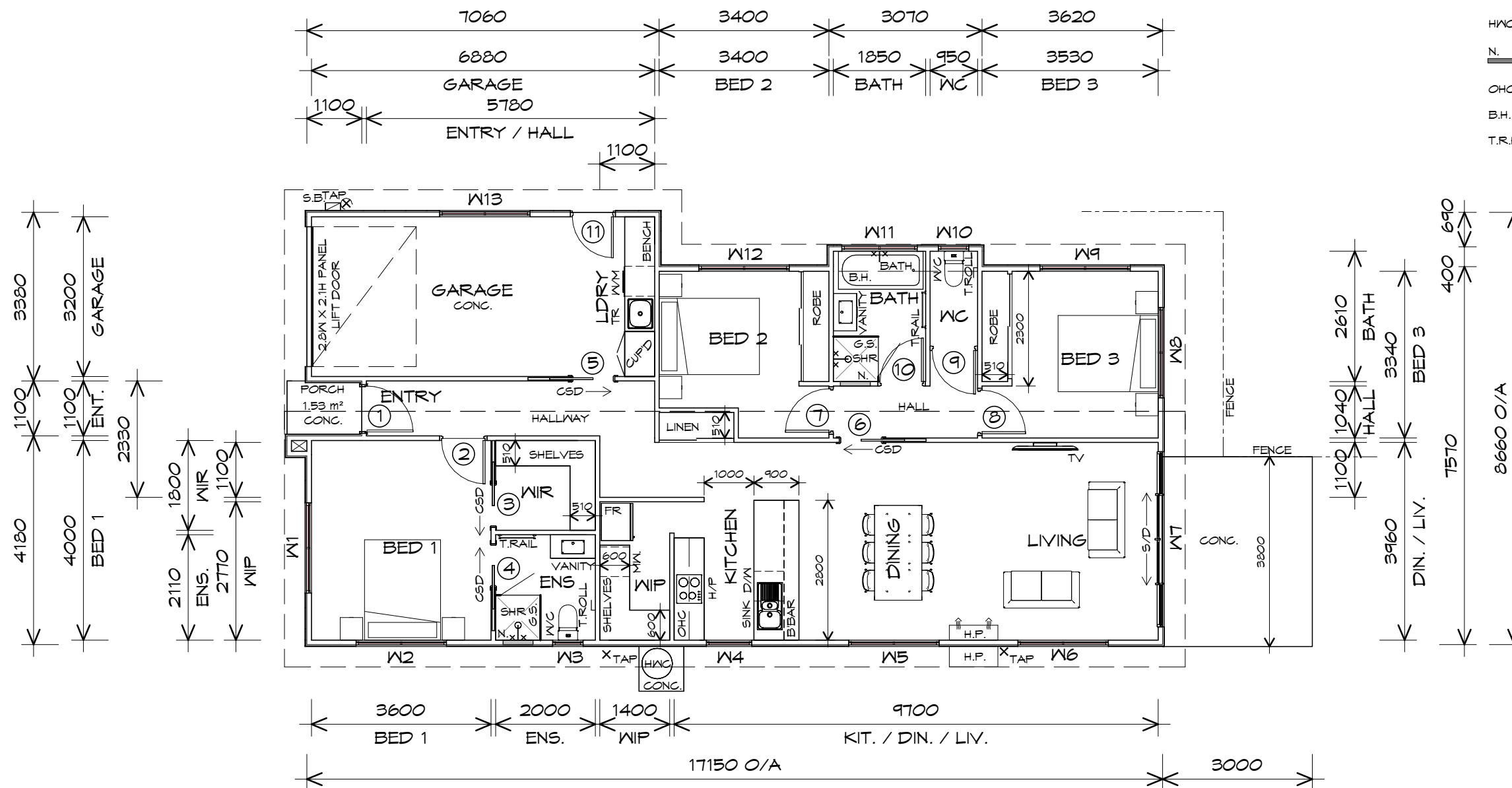
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 3 ACHADERRY COURT,
 HOWRAH

Drawing:
 SUN SHADOW DIAGRAMS

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- N. 300X600 SHR NICHE
- OHC OVERHEAD CUPBOARDS
- B.H. BULKHEAD
- T.R.H. TOILET ROLL HOLDER



FLOOR PLAN

1 : 100

FLOOR AREA	115.64	m ²	(12.45 SQUARES)
GARAGE AREA	23.90	m ²	(2.57 SQUARES)
PORCH AREA	1.75	m ²	(0.19 SQUARES)
TOTAL AREA	141.30		15.21

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

NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING



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Date: 30.10.2025
Drafted by: L.L.
Approved by: M.R.

Project/Drawing no: PD25261 - U1-01
Scale: 1 : 100
Revision: 04

Accredited building practitioner: Frank Geskus - No CC246A
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UNIT 1

Client name:
THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
FLOOR PLAN

REV. DATE DESCRIPTION

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



LEGEND

1 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY

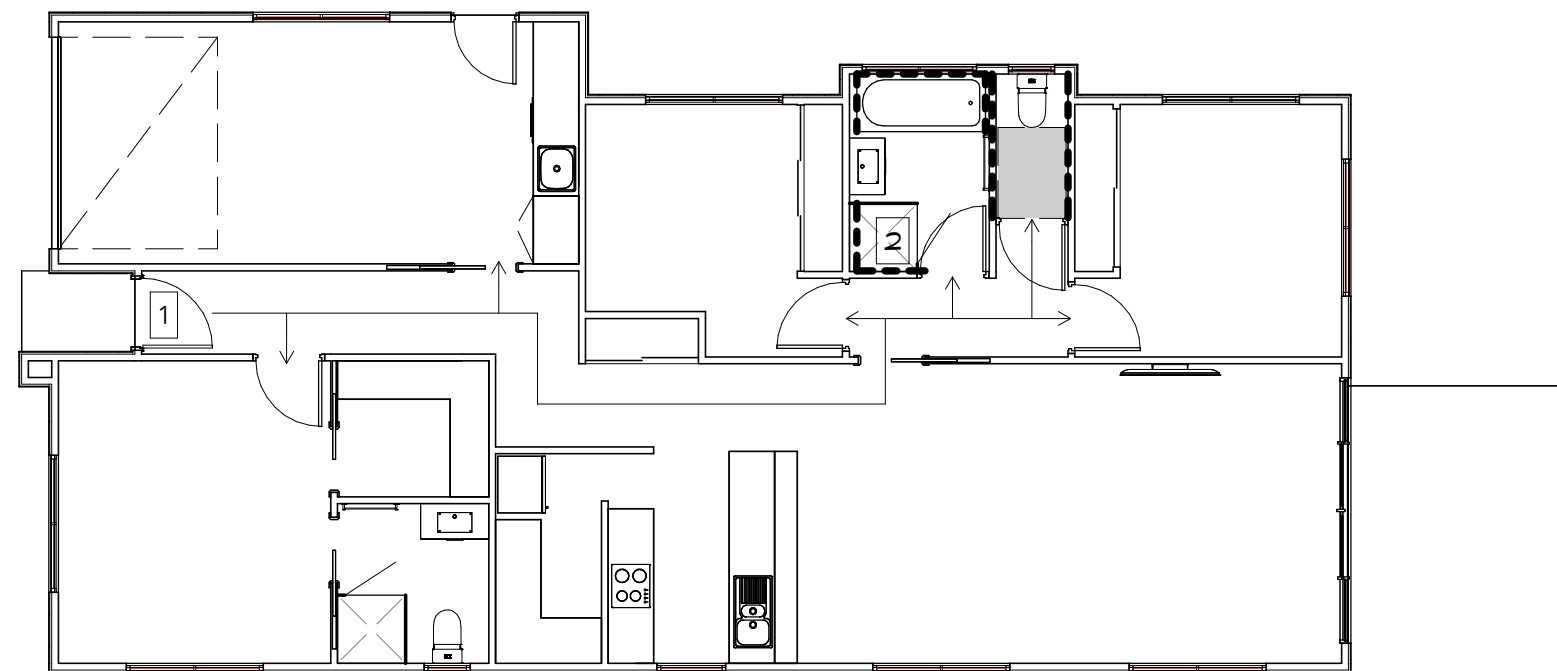
2 CURBLESS SHOWER

--- LINE WALL WITH 18mm PLYWOOD BEHIND PLASTER

■ BATHROOM FIXTURE CIRCULATION SPACE

→ CIRCULATION PATH

REFER TO DETAILS ON BD11



LHDS PLAN

1 : 100

NOTE: RESIDENCE TO COMPLY WITH LHDS REQUIREMENTS NCC 2022, AS DIRECTED BY CBOS;

- PART 2.1 - CLEAR OPENING WIDTH
- PART 3 - INTERNAL DOORS AND CORRIDORS
- PART 4 - SANITARY COMPARTMENT
- PART 5 - CURBLESS SHOWER
- PART 6 - REINFORCEMENT TO BATHROOM AND SANITARY COMPARTMENT WALLS.

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bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date: 30.10.2025
Drafted by: L.L.
Approved by: M.R.

Project/Drawing no: PD25261 - U1-02
Scale: 1 : 100
Revision: 04

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UNIT 1

Client name:
THE SOLO EARLY RETIREMENT PLAN AND
SOLO UNIT TRUST

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
LIVABLE HOUSING DESIGN

REV.	DATE	DESCRIPTION

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	TIMBER ENTRY DOOR	TO COMPLY LHDS. REFER PLAN
2	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS. REFER PLAN
3	870	CAVITY SLIDING DOOR	TO COMPLY LHDS. REFER PLAN
4	870	CAVITY SLIDING DOOR	TO COMPLY LHDS. REFER PLAN
5	870	CAVITY SLIDING DOOR	TO COMPLY LHDS. REFER PLAN
6	870	CAVITY SLIDING DOOR	TO COMPLY LHDS. REFER PLAN
7	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS. REFER PLAN
8	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS. REFER PLAN
9	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS. REFER PLAN
10	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS. REFER PLAN
11	820	GLAZED EXTERNAL DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	600	1810	AWNING WINDOW	
W3	900	610	AWNING WINDOW	OPAQUE
W4	1800	910	AWNING WINDOW	
W5	1800	1810	AWNING WINDOW	
W6	1800	1810	AWNING WINDOW	
W7	2100	3510	DOUBLE SLIDING DOOR	
W8	600	1810	AWNING WINDOW	
W9	1200	1810	AWNING WINDOW	
W10	900	610	AWNING WINDOW	OPAQUE
W11	900	1510	AWNING WINDOW	OPAQUE
W12	1200	1810	AWNING WINDOW	
W13	900	1810	AWNING WINDOW	

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



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UNIT 1

REV. DATE DESCRIPTION

Client name:
THE SOLO EARLY RETIREMENT PLAN AND
SOLO UNIT TRUST

PLANNING

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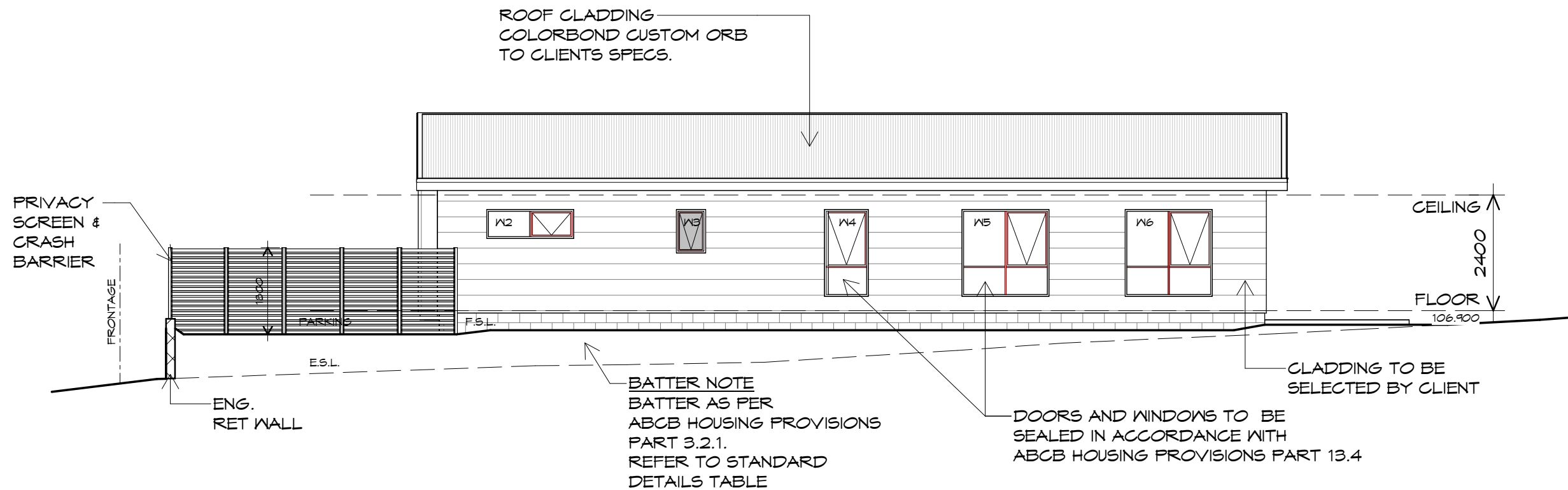
Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
DOOR AND WINDOW SCHEDULES

Date: 30.10.2025
Drafted by: L.L.
Approved by: M.R.

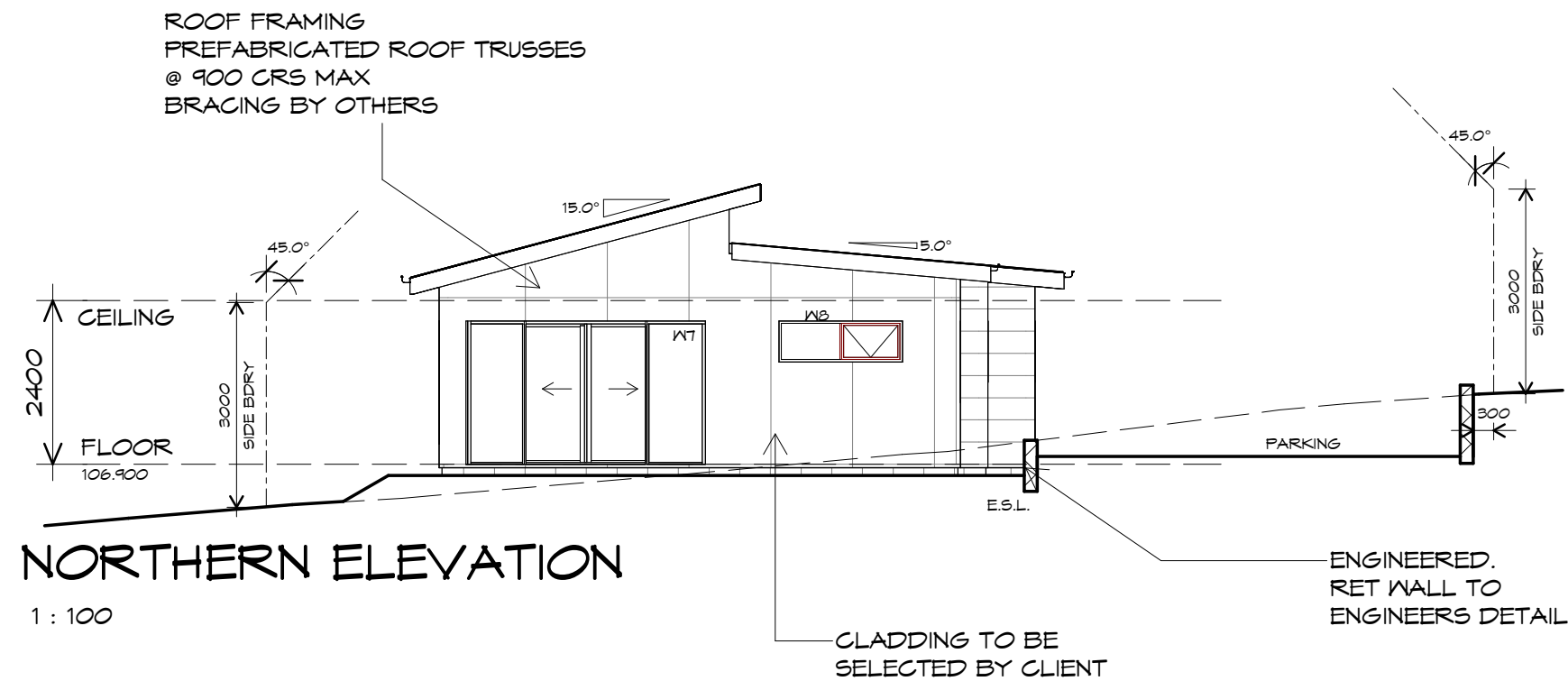
Project/Drawing no: PD25261 - U1-03
Scale:
Revision: 04

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EASTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

UNIT 1

Client name:
THE SOLO EARLY RETIREMENT PLAN AND
SOLO UNIT TRUST

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

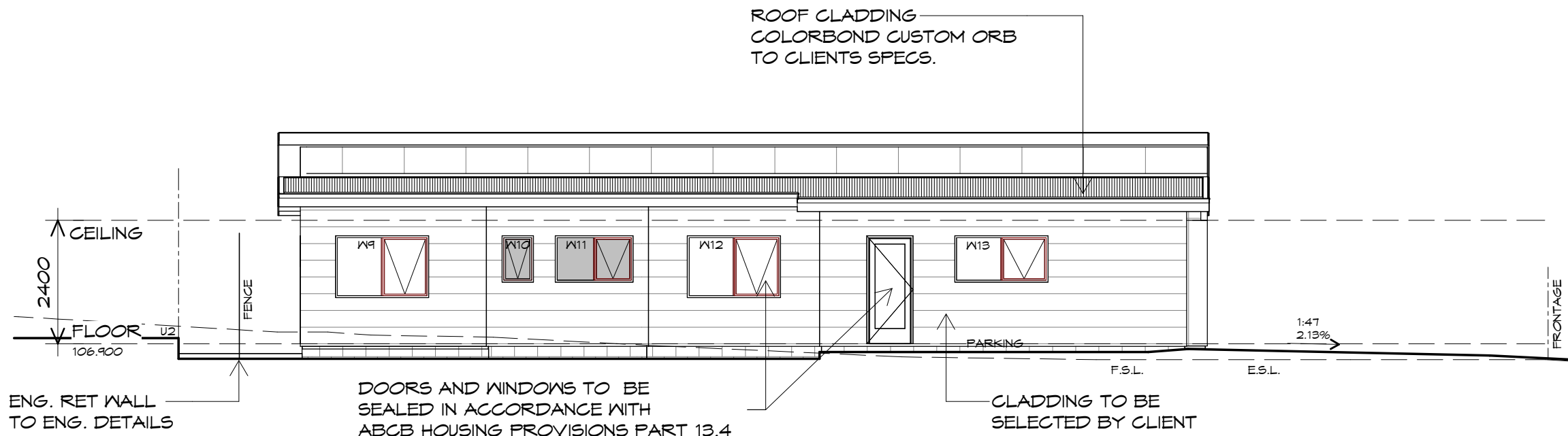
Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
ELEVATIONS

Date: 30.10.2025
Drafted by: L.L.
Approved by: M.R.

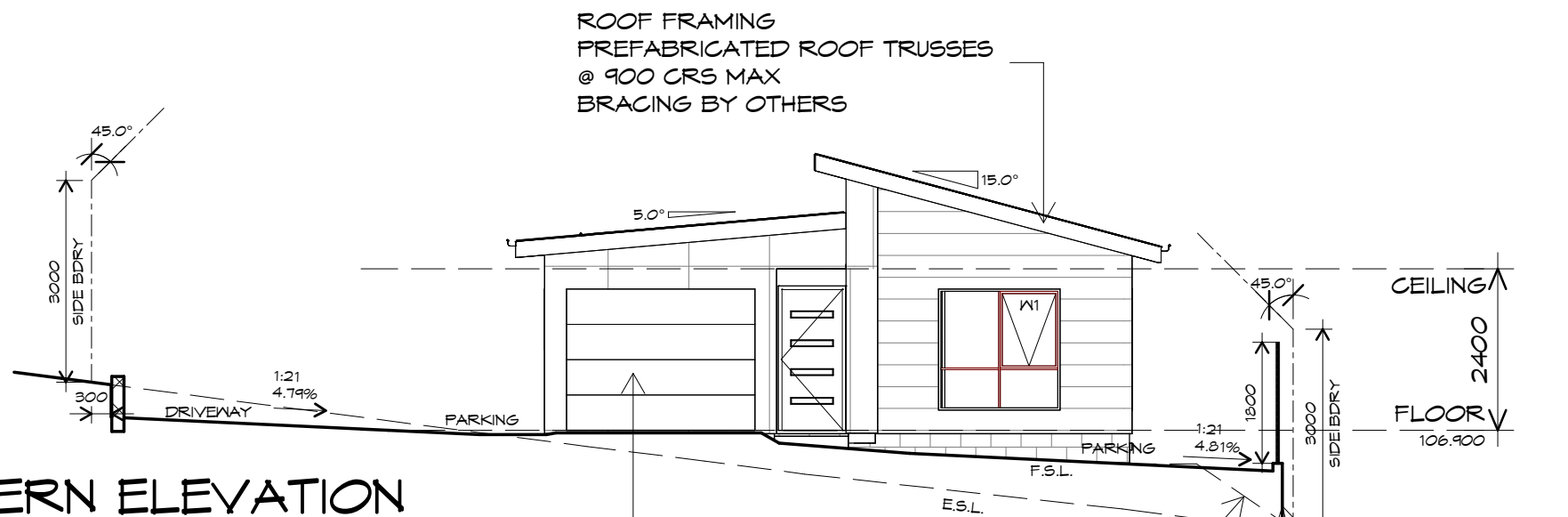
Project/Drawing no: PD25261 - U1-04
Scale: 1 : 100
Revision: 04

REV.	DATE	DESCRIPTION



WESTERN ELEVATION

1 : 100



SOUTHERN ELEVATION

1 : 100

PANEL LIFT DOOR 2600 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

BATTER NOTE
BATTER AS PER ABCB HOUSING PROVISIONS PART 3.2.1. REFER TO STANDARD DETAILS TABLE

ENG. RET WALL C/W CRASH BARRIER TO ENG. DETAILS

ROOF PLUMBING NOTES:

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

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

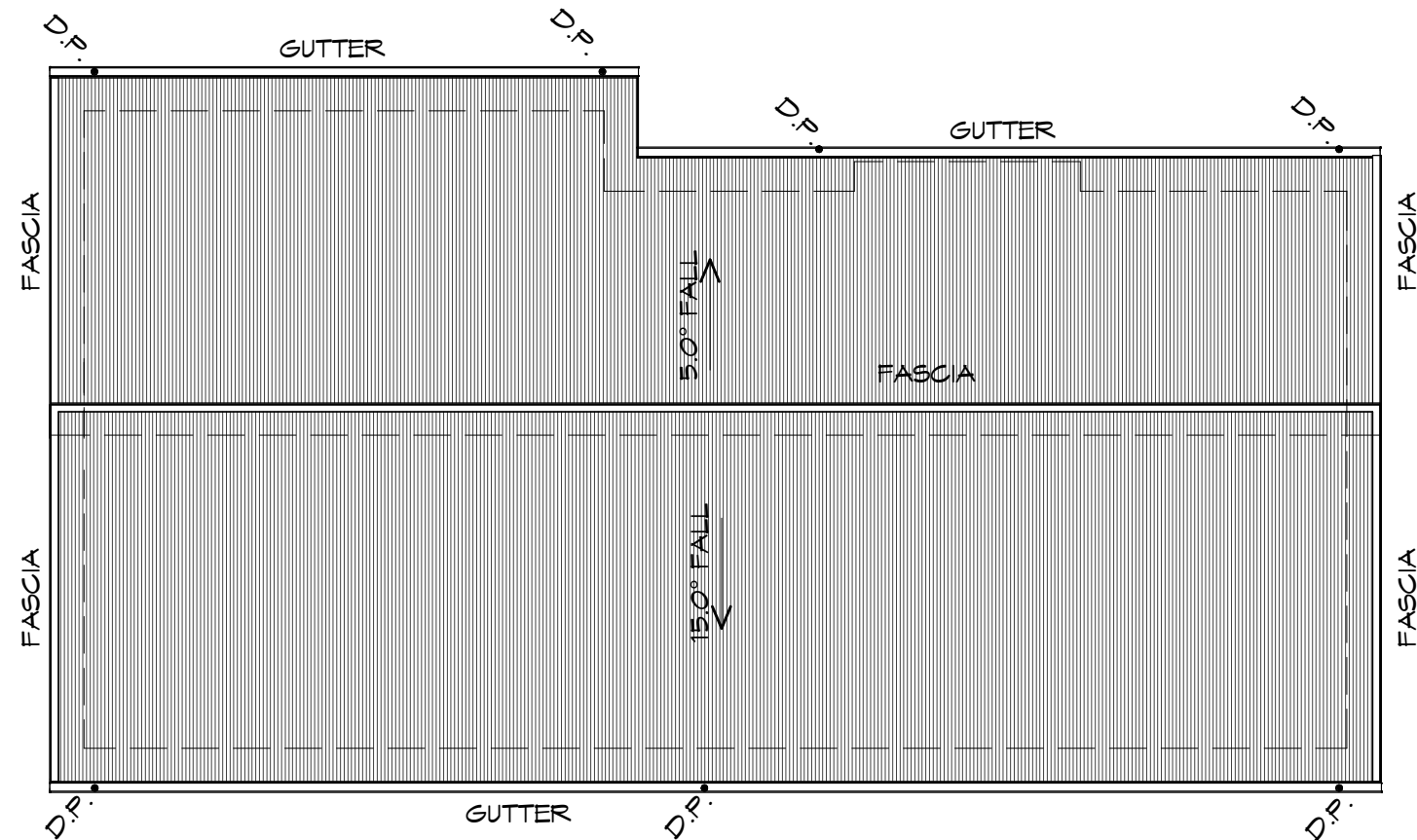
LAP GUTTERS 75mm IN THE DIRECTION
 OF FLOW, RIVET & SEAL WITH AN
 APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
 PLAN ARE NOMINAL ONLY.
 EXACT LOCATION & NUMBER OF D.P.'S
 REQUIRED ARE TO BE IN ACCORDANCE
 WITH ABCB HOUSING PROVISIONS PART 7.4.5
 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
 BE MORE THAN 12m & LOCATED AS CLOSE AS
 POSSIBLE TO VALLEY GUTTERS

METAL ROOF

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



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

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



UNIT 1

Client name:
 THE SOLO EARLY RETIREMENT PLAN AND
 SOLO UNIT TRUST

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 3 ACHADERRY COURT,
 HOWRAH

Drawing:
 ROOF PLAN



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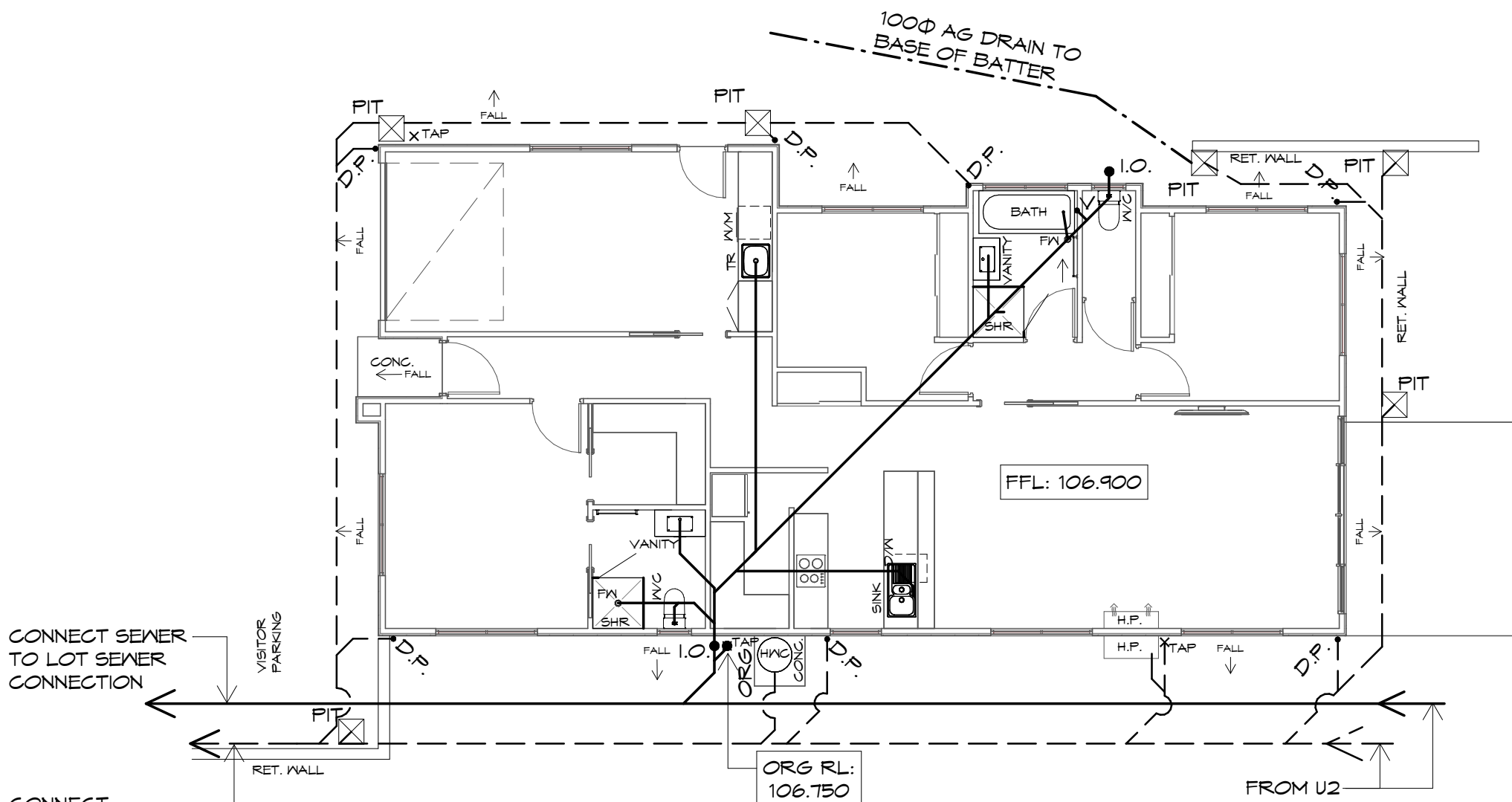


Date: 30.10.2025
 Drafted by: L.L.
 Approved by: M.R.

Project/Drawing no: PD25261 - U1-06
 Scale: 1 : 100
 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A
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REV.	DATE	DESCRIPTION



PLUMBING PLAN
1 : 100

NOTE: PLUMBING MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN SITE/HEIGHT CONDITIONS.

READ IN CONJUNCTION WITH SITE DRAINAGE PLAN

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR WASTE
WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50. TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

PLUMBING NOTES:

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

LEGEND OF DIAMETERS

- | | |
|---------------|-----------------------------|
| TROUGH = 50mm | ORG = OVERFLOW RELIEF GULLY |
| SINK = 50mm | VENT = 50mm |
| BATH = 40mm | DP = 90mm |
| BASIN = 40mm | STORMWATER = 100mm uPVC |
| SHOWER = 50mm | SEWER = 100mm uPVC |
| WC = 100mm | |

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2021. MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2021.

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2021.

AT THE PROPERTY BOUNDARY, AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE EXTENDING THE DOMESTIC SUPPLY TO THE DWELLING.

FINAL PITS LOCATION AND NUMBER TO BE CONFIRMED ON SITE TO ENSURE SURFACE WATER IS REMOVED FROM AROUND HOUSE.

☒ 450x450 EVERHART SURFACE DRAINAGE PIT U.N.O.

HOT WATER CYLINDER TO BE INSTALLED AS PER NCC 2022 VOL 3



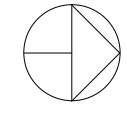
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REV. DATE	DESCRIPTION

UNIT 1
Client name:
THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH
Drawing:
PLUMBING PLAN

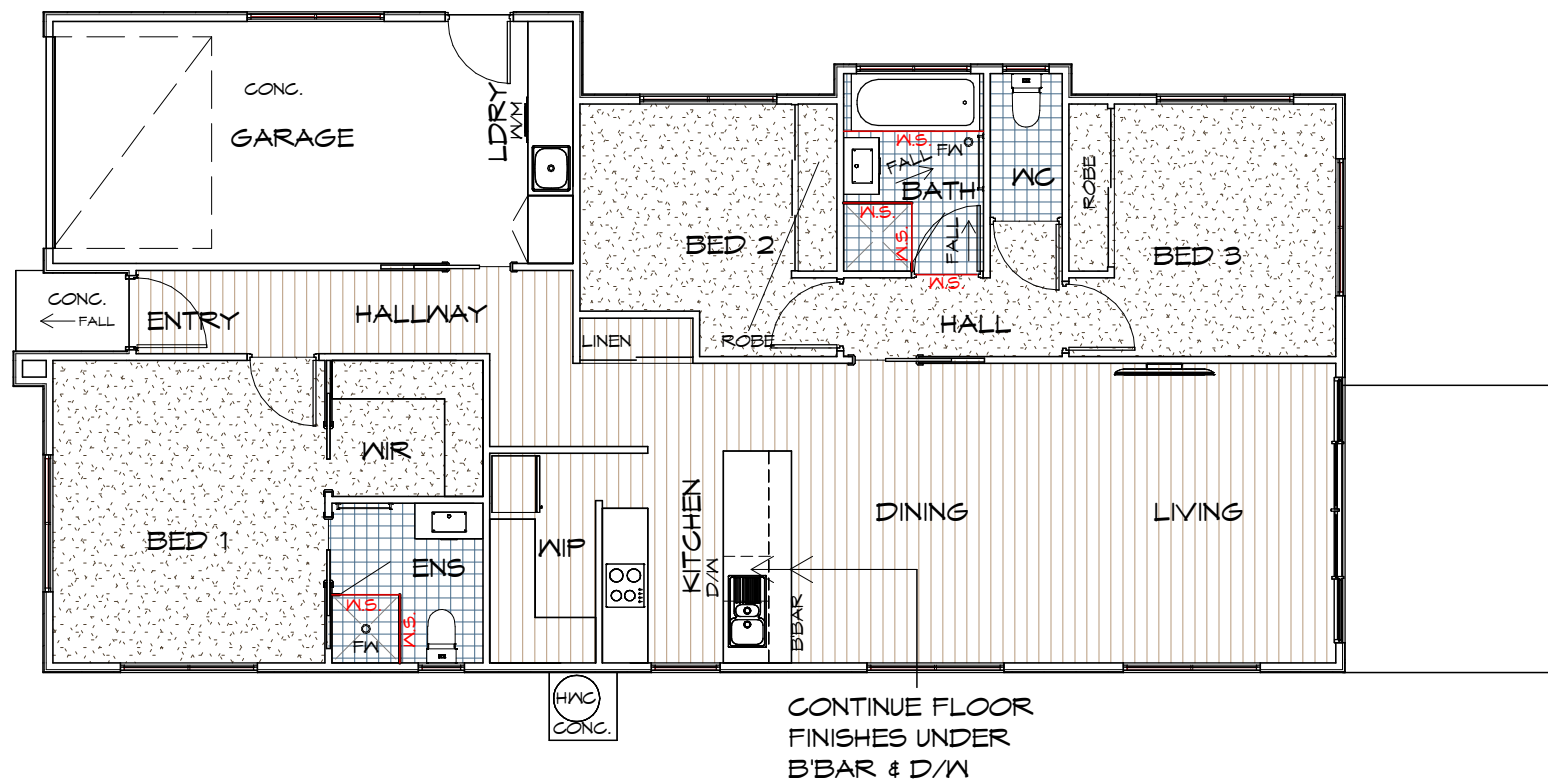


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Approved by: M.R.

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LEGEND

-  CARPET
-  TILES
-  TIMBER
-  WATERSTOP
-  FLOOR WASTE

IMPORTANT NOTE:

- REFER TO WATERPROOFING DETAILS ON BD???
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W/C'S U.N.O.

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.




FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—






- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50 TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

ELECTRICAL INDEX



LIGHTING

-  FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
 -  L.E.D. - SEALED DOWN LIGHT *
 -  HANGING PENDANT
- *INSTALL AS PER MANUFACTURERS SPECIFICATION





OTHER

-  240V SMOKE ALARM
-  SWITCH BOX
-  EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
-  R/H RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER
-  OHC OVERHEAD CUPBOARDS

SWITCH TYPE




-  ONE-WAY SWITCH
-  TWO-WAY SWITCH

WALL OUTLETS



-  GENERAL PURPOSE OUTLET (DOUBLE)
-  WEATHER PROOF OUTLET
-  HOTPLATE SAFETY CUT-OFF
-  TV T.V. OUTLET

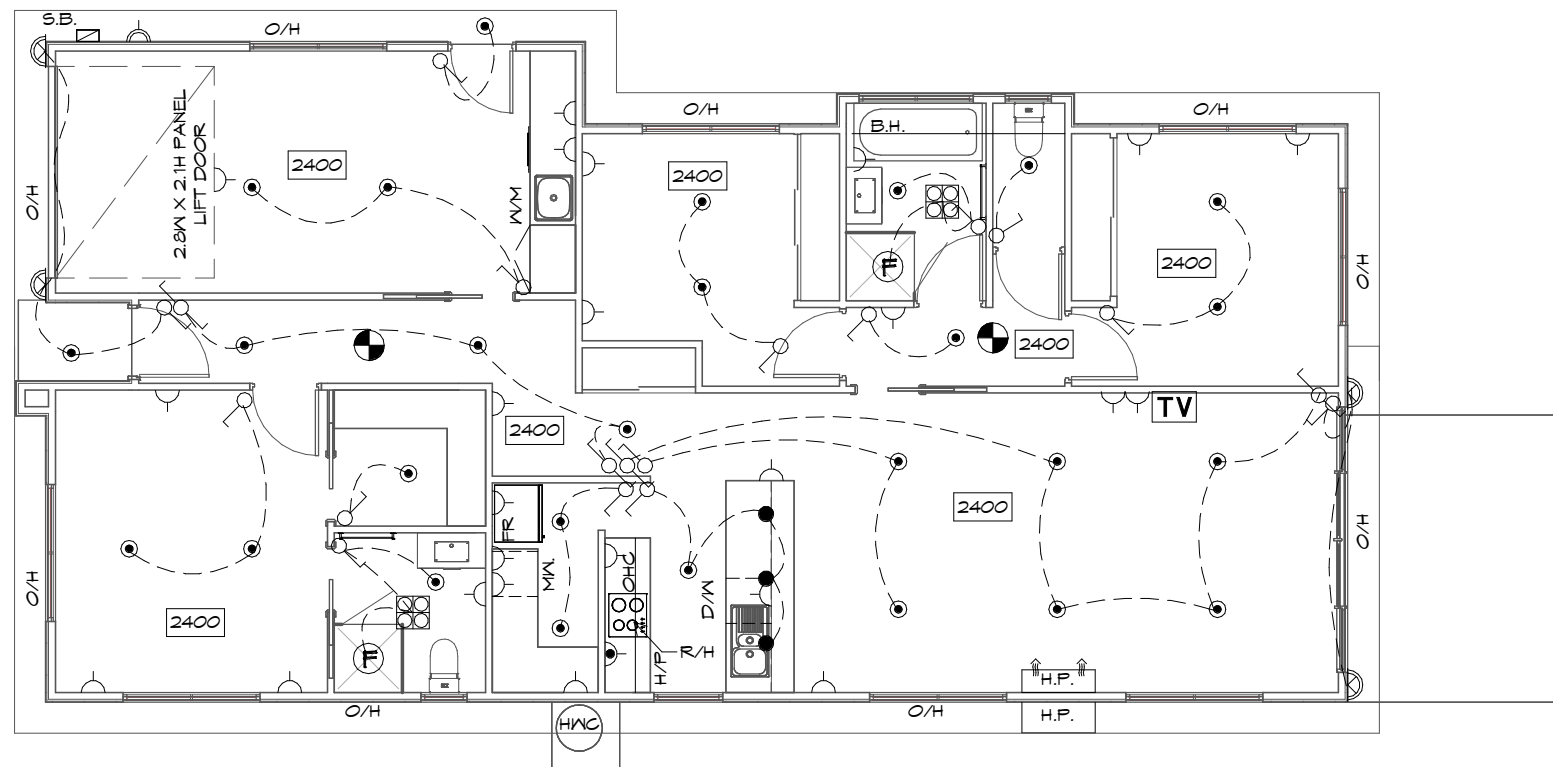
NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

CEILING

-  XXXX DENOTES CEILING HEIGHT
-  O/H ROOF OVERHANG/EAVES
-  B.H. BULKHEAD

HEATING

-  H.P. HEAT PUMP
-  H.P. HEAT PUMP, OUTDOOR UNIT



ELECTRICAL/RCP PLAN

1 : 100

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT. IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

ARTIFICIAL LIGHTING

RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:

- 5W/m² FOR CLASS 1 BUILDING
- 4W/m² FOR VERANDAHs & BALCONIES
- 3W/m² FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ELECTRICAL

ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000.

EXHAUST FANS

EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

DOWNLIGHTS

ALL DOWNLIGHTS TO BE IC-F RATED AND INSULATED OVER.



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UNIT 1

Client name:
THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
ELECTRICAL/REFLECTED CEILING PLAN

Date: 30.10.2025
Drafted by: L.L.
Approved by: M.R.

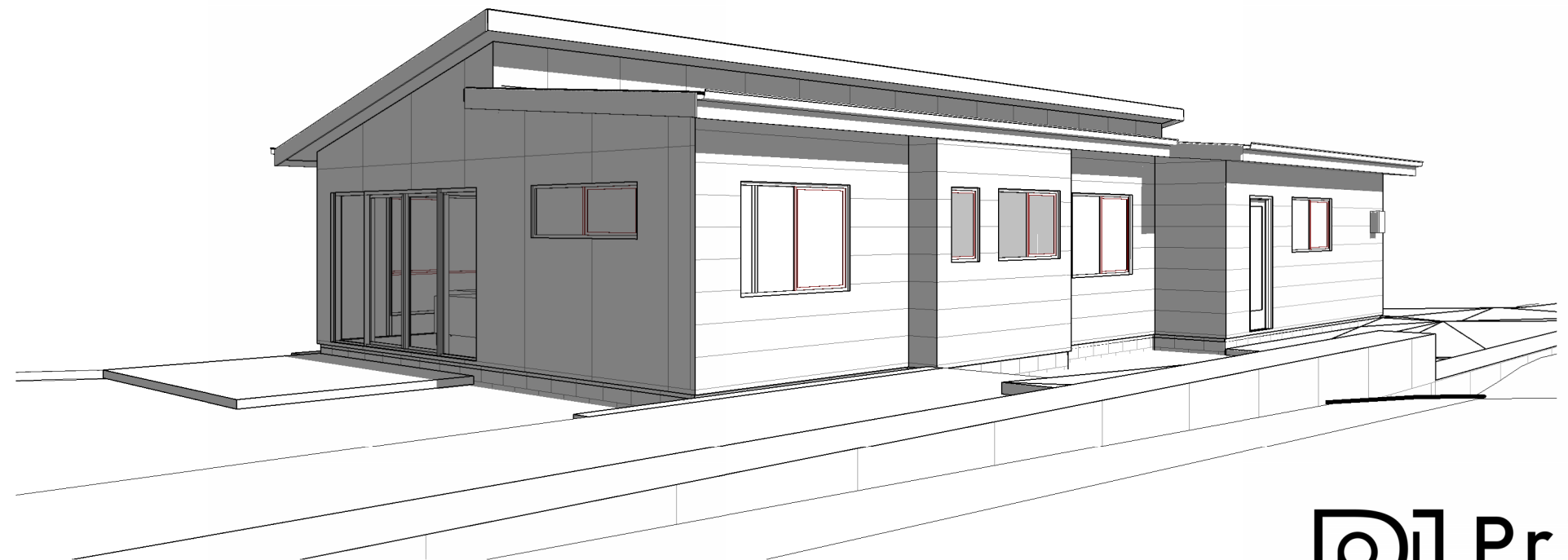
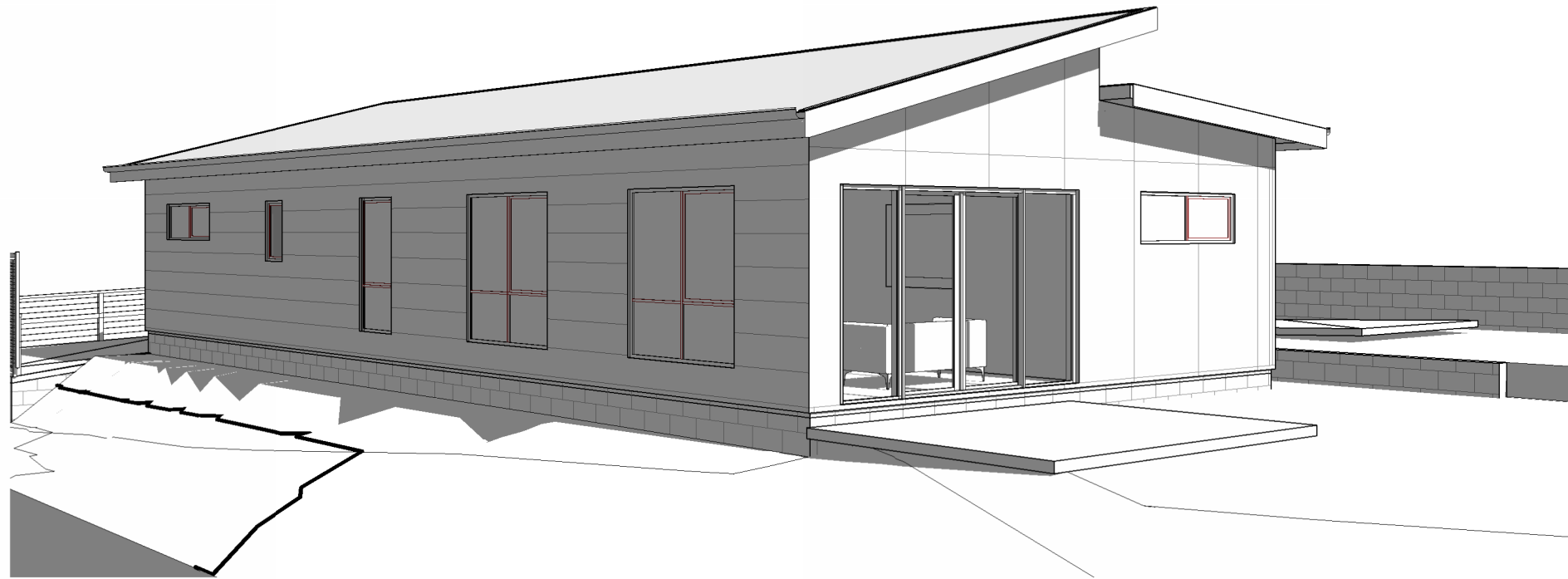
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UNIT 1

Client name:
 THE SOLO EARLY RETIREMENT PLAN AND
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PLANNING

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Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 3 ACHADERRY COURT,
 HOWRAH

Drawing:
 PERSPECTIVES

Date: 30.10.2025	Drafted by: L.L.	Approved by: M.R.
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REV.	DATE	DESCRIPTION

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- N. 300X600 SHR NICHE
- OHC OVERHEAD CUPBOARDS
- B.H. BULKHEAD
- T.R.H. TOILET ROLL HOLDER

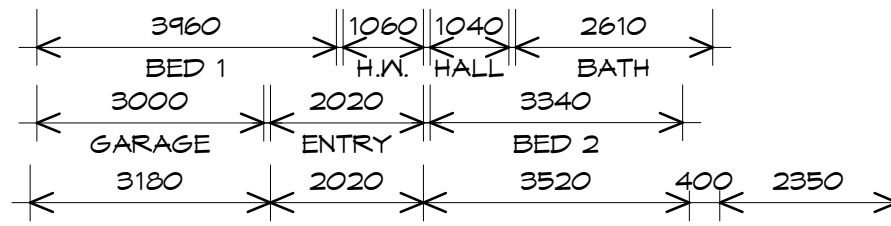
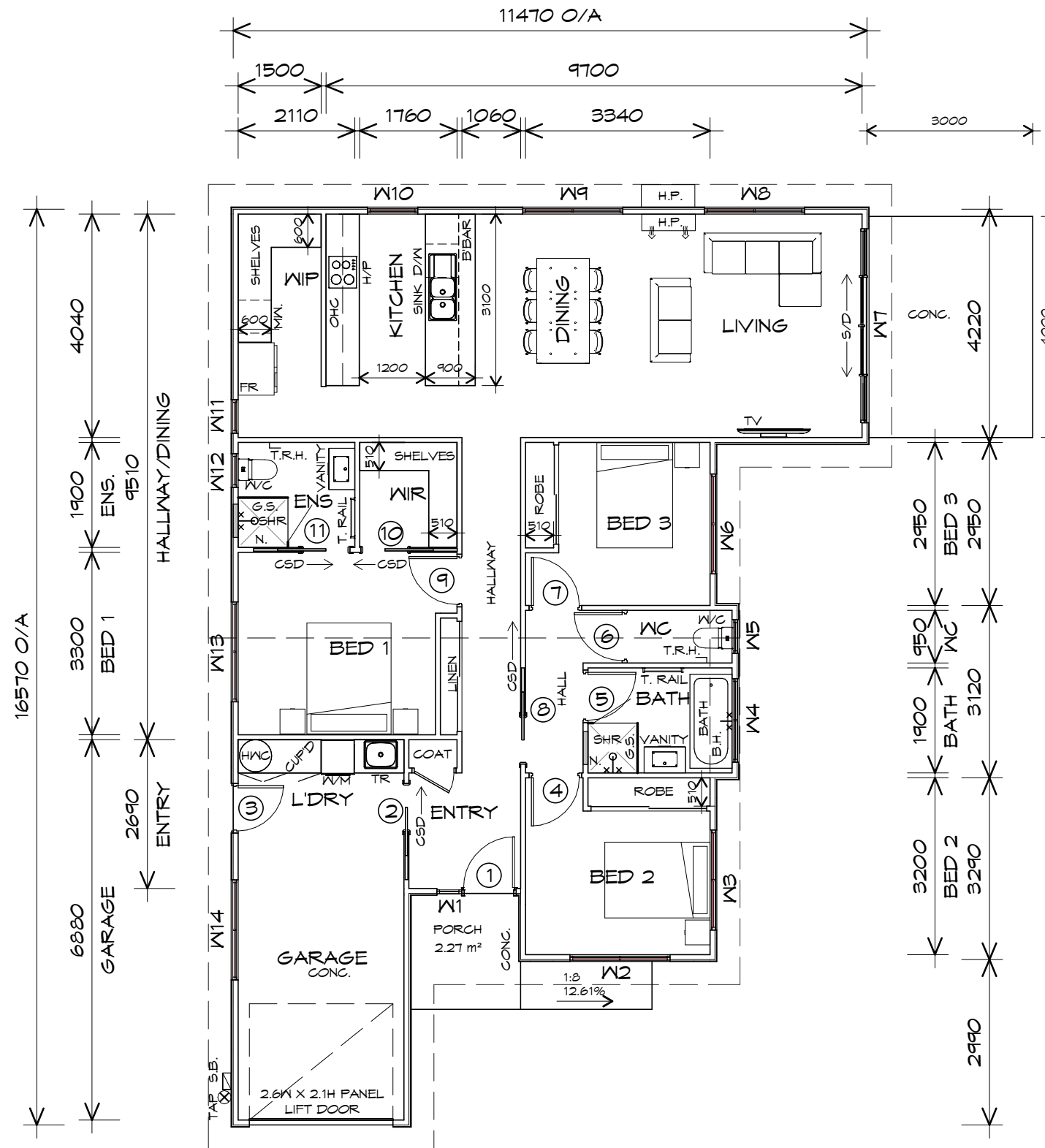
FLOOR PLAN

1 : 100

FLOOR AREA	116.17	m ²	(12.51 SQUARES)
GARAGE AREA	22.17	m ²	(2.39 SQUARES)
PORCH AREA	2.42	m ²	(0.26 SQUARES)
TOTAL AREA	140.77		15.15

NOTE:

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



NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING



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Date: 23.09.2025
Drafted by: L.L.
Approved by: M.R.

Project/Drawing no: PD25261 - U2-01
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UNIT 2

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THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

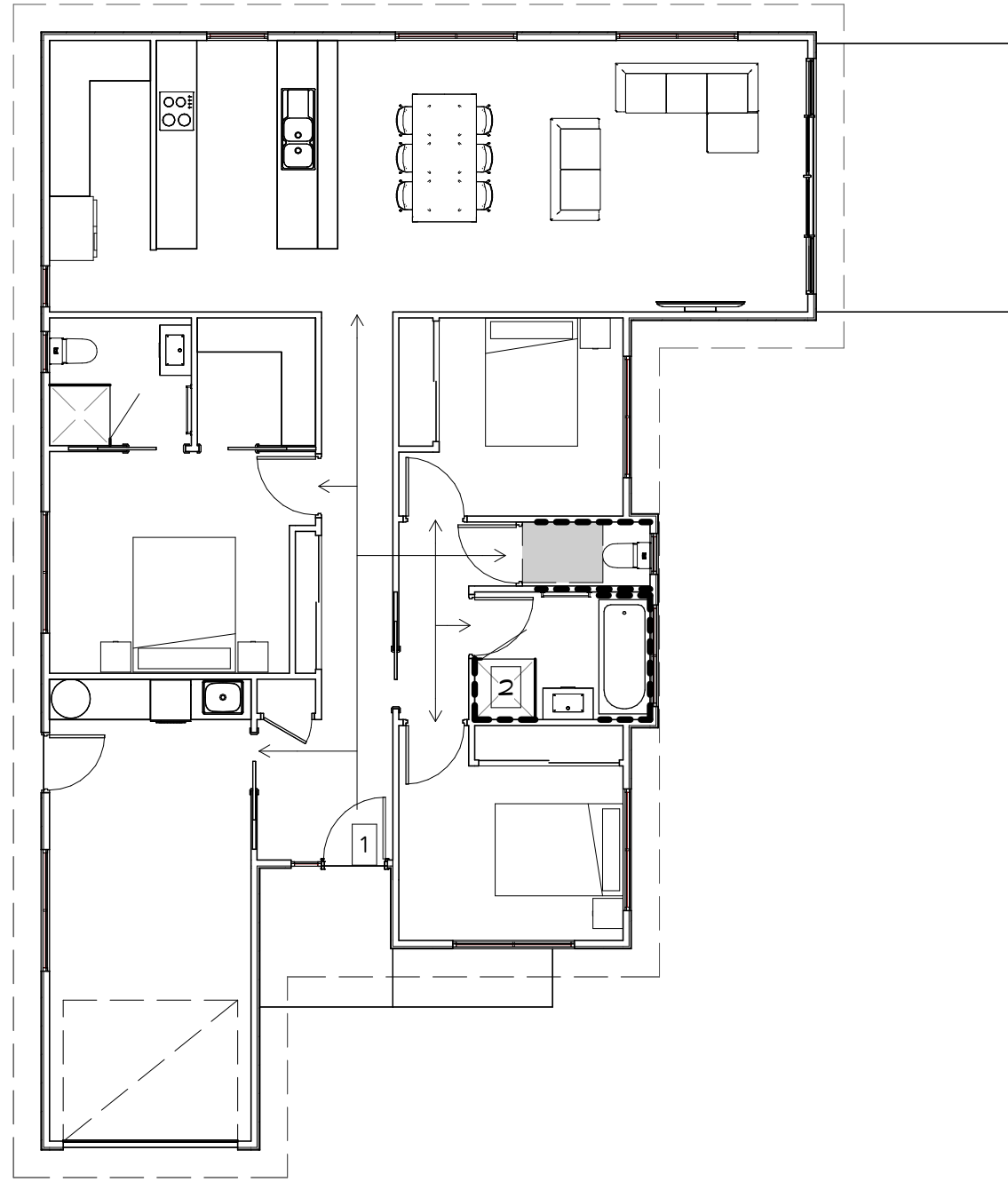
Drawing:
FLOOR PLAN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

REV.	DATE	DESCRIPTION
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LEGEND

- 1 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY
- 2 CURBLESS SHOWER
- LINE WALL WITH 18mm PLYWOOD BEHIND PLASTER
- BATHROOM FIXTURE CIRCULATION SPACE
- CIRCULATION

REFER TO DETAILS ON BD??

LHDS PLAN

1 : 100

NOTE: RESIDENCE TO COMPLY WITH LHDS REQUIREMENTS NCC 2022, AS DIRECTED BY CBOS;

- PART 2.1 - CLEAR OPENING WIDTH
- PART 3 - INTERNAL DOORS AND CORRIDORS
- PART 4 - SANITARY COMPARTMENT
- PART 5 - CURBLESS SHOWER
- PART 6 - REINFORCEMENT TO BATHROOM AND SANITARY COMPARTMENT WALLS.

UNIT 2

Client name:
THE SOLO EARLY RETIREMENT PLAN AND
SOLO UNIT TRUST

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
LIVABLE HOUSING DESIGN

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	TIMBER ENTRY DOOR	TO COMPLY LHDS, REFER PLAN
2	870	CAVITY SLIDING DOOR	TO COMPLY LHDS, REFER PLAN
3	820	GLAZED EXTERNAL DOOR	
4	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS, REFER PLAN
5	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS, REFER PLAN
6	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS, REFER PLAN
7	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS, REFER PLAN
8	870	CAVITY SLIDING DOOR	TO COMPLY LHDS, REFER PLAN
9	870	INTERNAL TIMBER DOOR	TO COMPLY LHDS, REFER PLAN
10	870	CAVITY SLIDING DOOR	TO COMPLY LHDS, REFER PLAN
11	870	CAVITY SLIDING DOOR	TO COMPLY LHDS, REFER PLAN

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	450	AWNING WINDOW	
W2	600	1810	AWNING WINDOW	
W3	1200	1810	AWNING WINDOW	
W4	900	1510	AWNING WINDOW	
W5	900	610	AWNING WINDOW	
W6	1200	1810	AWNING WINDOW	
W7	2100	3510	DOUBLE SLIDING DOOR	
W8	1800	1810	AWNING WINDOW	
W9	1800	1810	AWNING WINDOW	
W10	1800	910	AWNING WINDOW	
W11	1800	610	AWNING WINDOW	
W12	900	610	AWNING WINDOW	
W13	1200	1810	AWNING WINDOW	
W14	900	1810	AWNING WINDOW	

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



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UNIT 2

Client name:
 THE SOLO EARLY RETIREMENT PLAN AND
 SOLO UNIT TRUST

Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 3 ACHADERRY COURT,
 HOWRAH

Drawing:
 DOOR AND WINDOW SCHEDULES

PLANNING

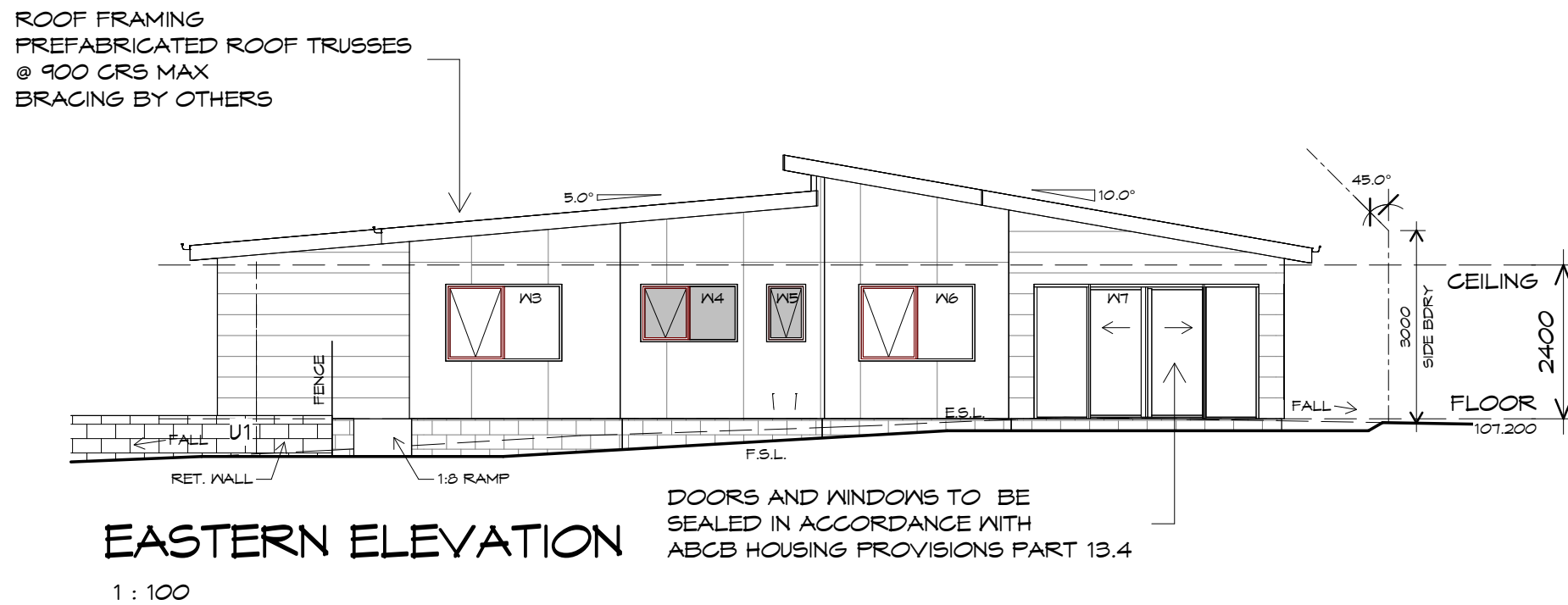
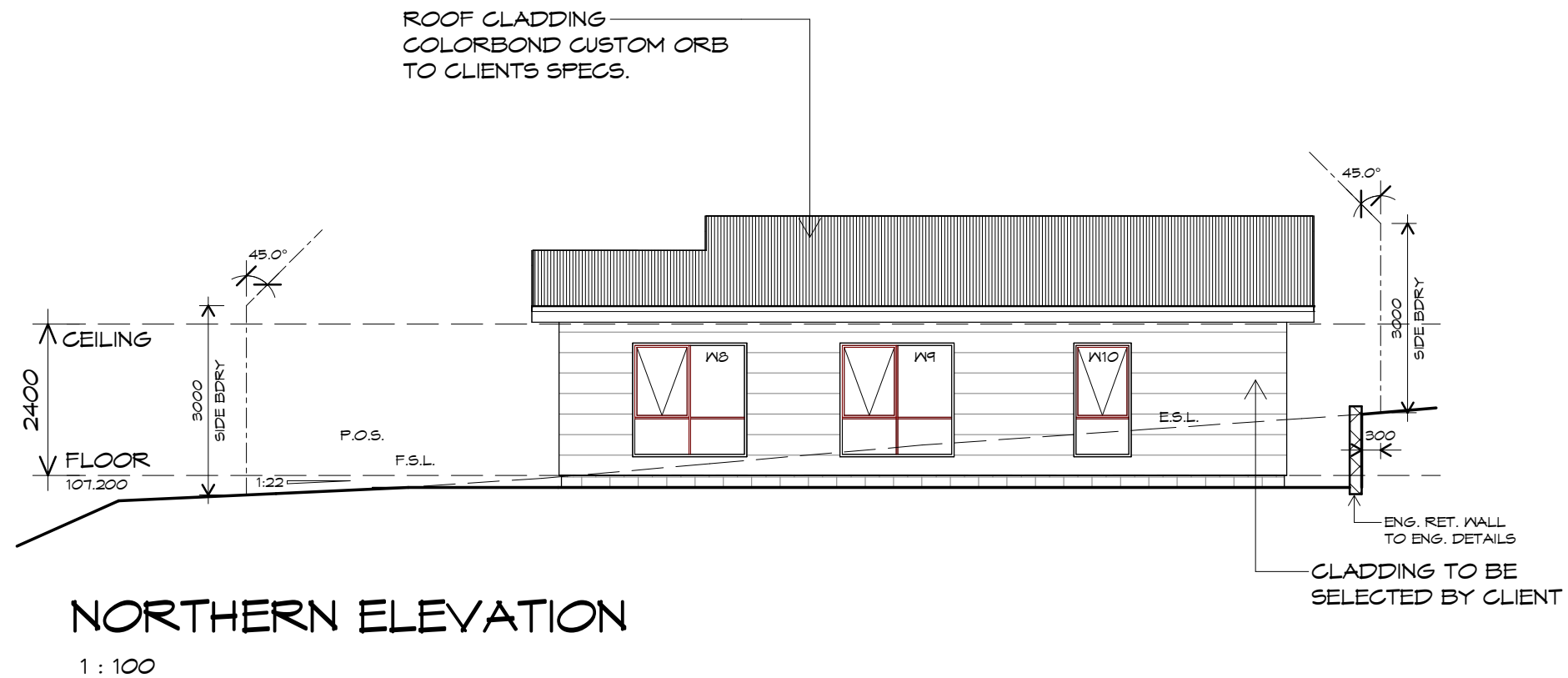
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UNIT 2

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THE SOLO EARLY RETIREMENT PLAN AND
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PLANNING

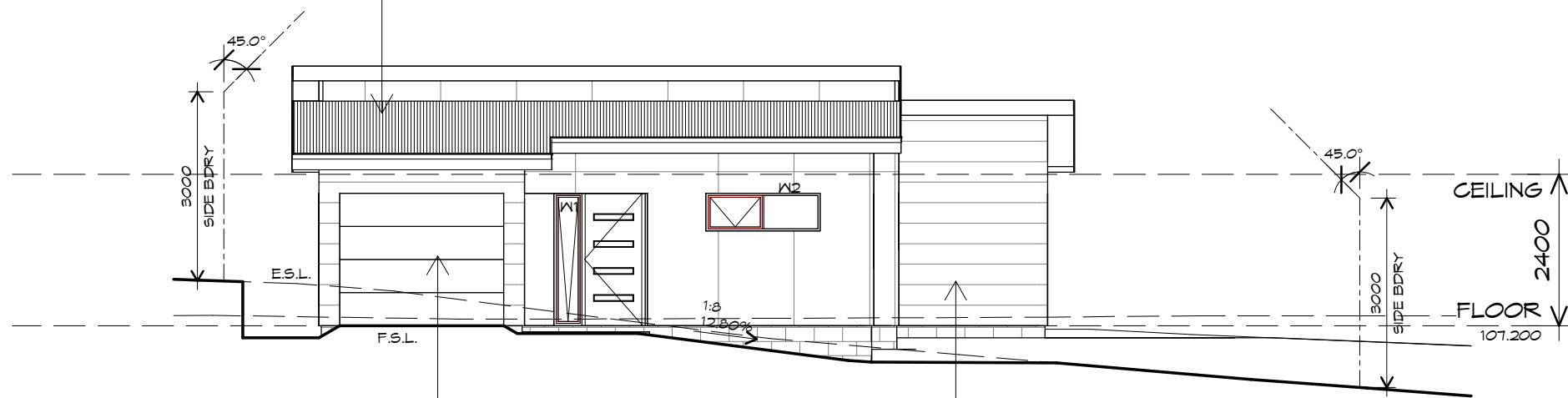
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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
ELEVATIONS

REV.	DATE	DESCRIPTION

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



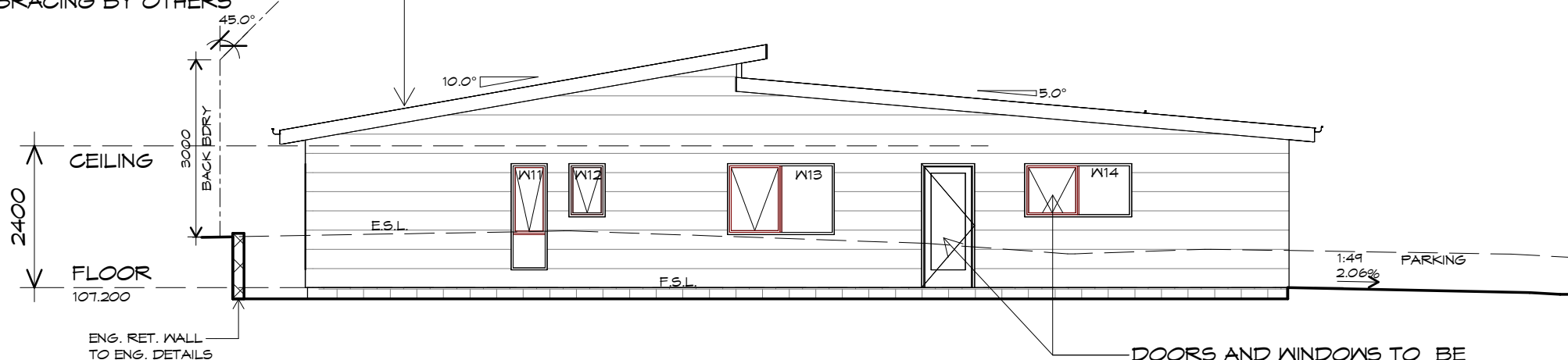
SOUTHERN ELEVATION

1 : 100

PANEL LIFT DOOR 2600 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

CLADDING TO BE SELECTED BY CLIENT

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



WESTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4



UNIT 2

Client name:
THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
ELEVATIONS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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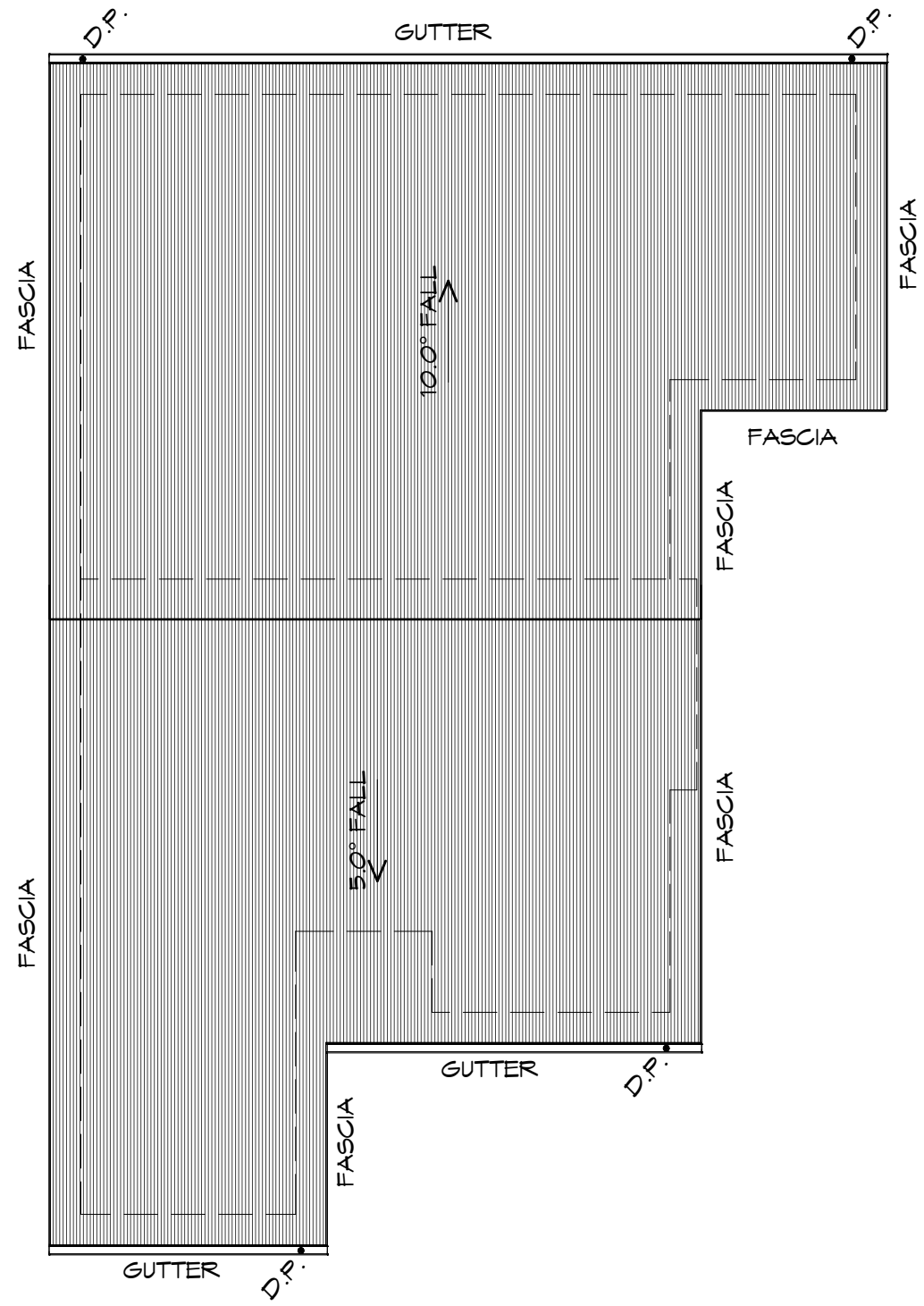


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Drafted by: L.L.
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Project/Drawing no: PD25261 - U2-05
Scale: 1 : 100
Revision: 02

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REV.	DATE	DESCRIPTION



ROOF PLAN
1 : 100

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

ROOF PLUMBING NOTES:

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

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

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

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

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



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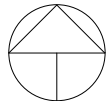
UNIT 2 Client name:
THE SOLO EARLY RETIREMENT PLAN AND
SOLO UNIT TRUST

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
ROOF PLAN

REV.	DATE	DESCRIPTION
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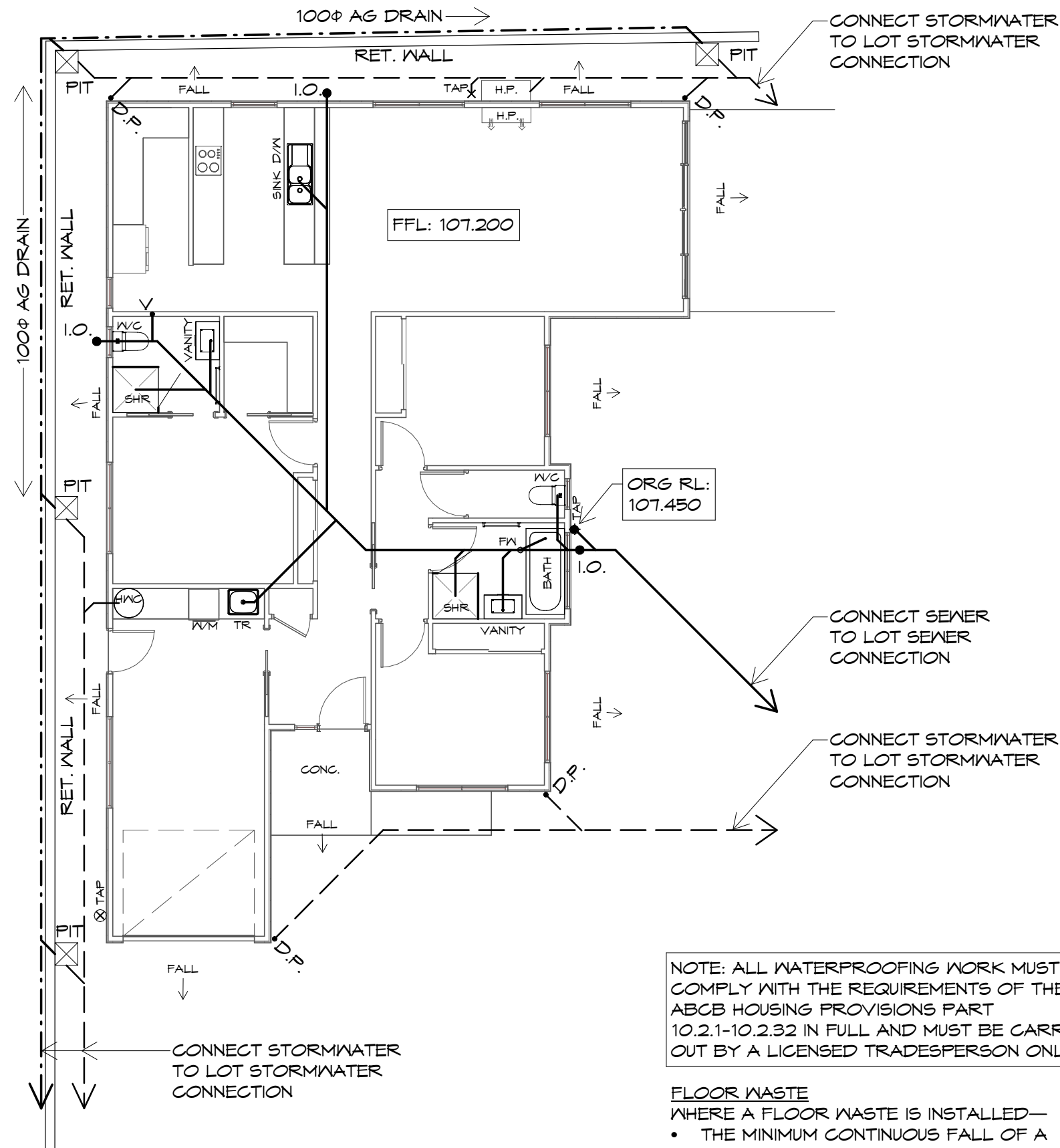
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



Date: 23.09.2025	Drafted by: L.L.	Approved by: M.R.
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Project/Drawing no: PD25261 - U2-06	Scale: 1 : 100	Revision: 02
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Accredited building practitioner: Frank Geskus -No CC246A
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PLUMBING NOTES:
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

LEGEND OF DIAMETERS
 TROUGH = 50mm
 SINK = 50mm
 BATH = 40mm
 BASIN = 40mm
 SHOWER = 50mm
 WC = 100mm
 ORG = OVERFLOW RELIEF GULLY
 VENT = 50mm
 DP = 90mm
 STORMWATER = 100mm uPVC
 SEWER = 100mm uPVC

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2021. MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2021.

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2021.

AT THE PROPERTY BOUNDARY, AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE EXTENDING THE DOMESTIC SUPPLY TO THE DWELLING.

FINAL PITS LOCATION AND NUMBER TO BE CONFIRMED ON SITE TO ENSURE SURFACE WATER IS REMOVED FROM AROUND HOUSE.

☒ 450x450 EVERHARD SURFACE DRAINAGE PIT U.N.O.
 HOT WATER CYLINDER TO BE INSTALLED AS PER NCC 2022 VOL 3

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENCED TRADESPERSON ONLY.

FLOOR WASTE
 WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50. TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

NOTE: PLUMBING MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN SITE/HEIGHT CONDITIONS.

READ IN CONJUNCTION WITH SITE DRAINAGE PLAN

PLUMBING PLAN

1 : 100



UNIT 2 Client name:
 THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 3 ACHADERRY COURT,
 HOWRAH

Drawing:
 PLUMBING PLAN

REV. DATE DESCRIPTION

PLANNING
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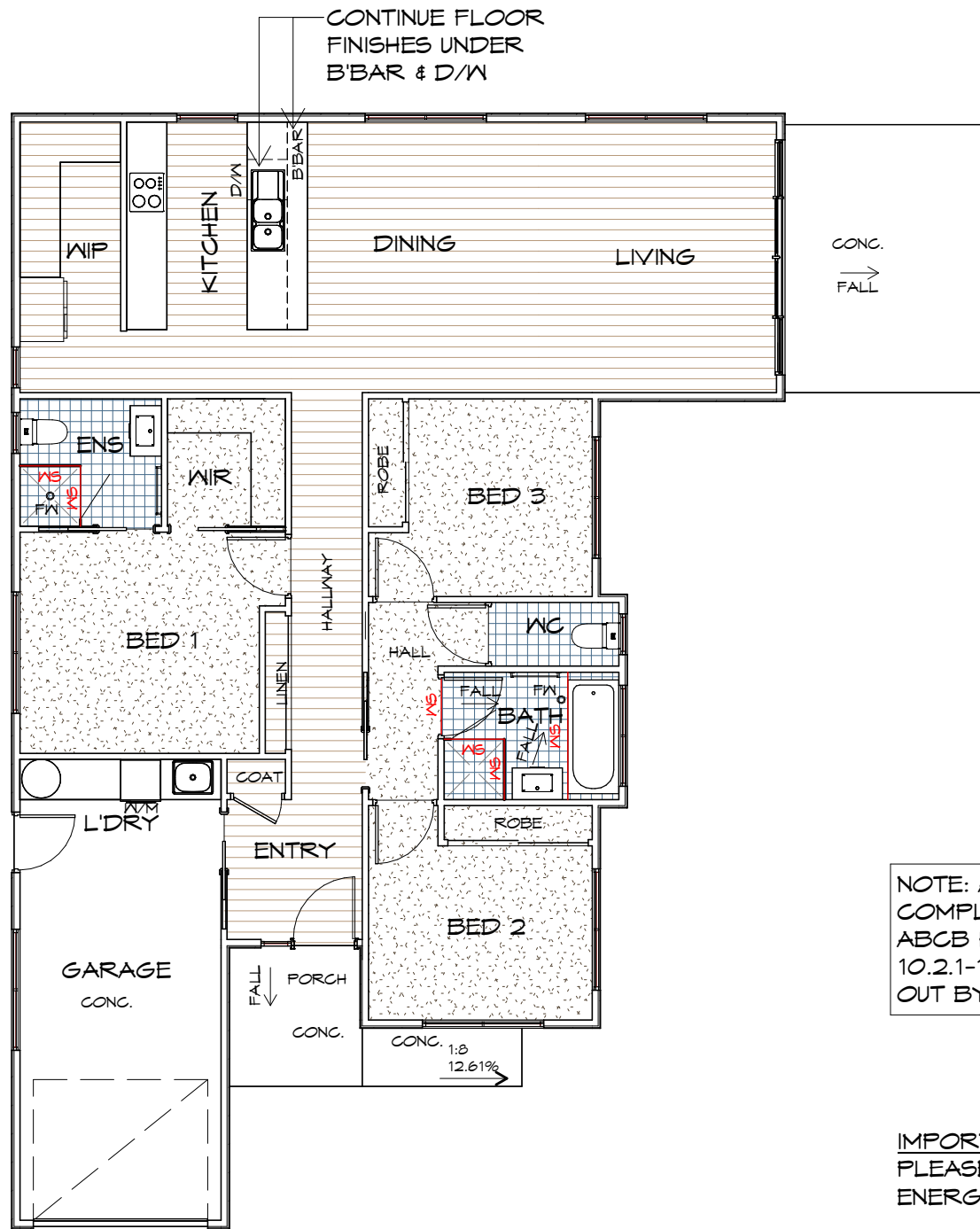
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

Date: 23.09.2025 Drafted by: L.L. Approved by: M.R.

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LEGEND

-  CARPET
-  TILES
-  TIMBER

-  WATERSTOP
-  FLOOR WASTE

IMPORTANT NOTE:

- REFER TO WATERPROOFING DETAILS ON BD???
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W.C'S U.N.O.

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR WASTE

- WHERE A FLOOR WASTE IS INSTALLED—
- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
 - THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.

FLOOR FINISHES PLAN

1 : 100



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H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
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UNIT 2

Client name:
THE SOLO EARLY RETIREMENT PLAN AND SOLO UNIT TRUST

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
3 ACHADERRY COURT,
HOWRAH

Drawing:
FLOOR FINISHES PLAN

Date: 23.09.2025
Drafted by: L.L.
Approved by: M.R.

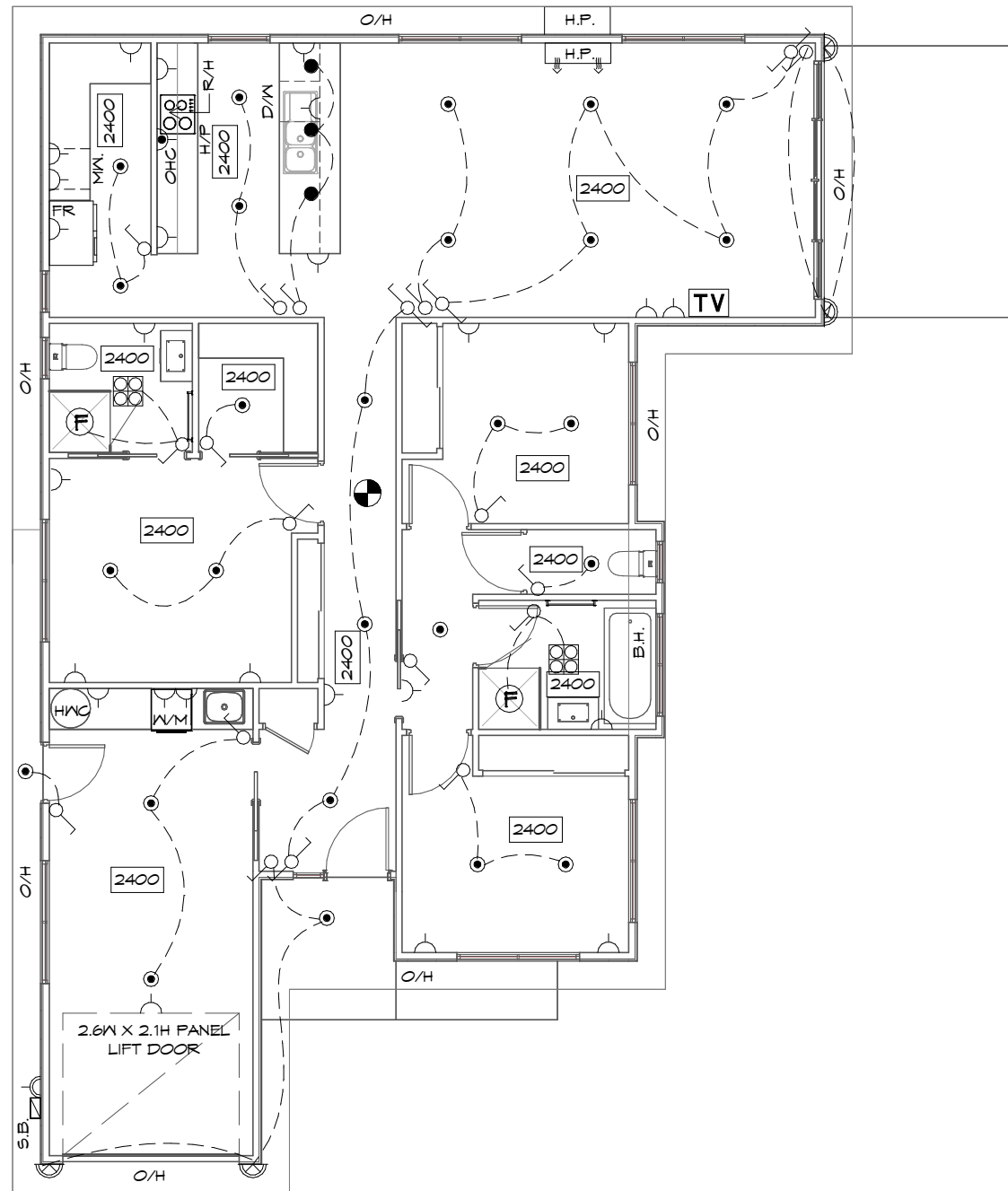
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REV. DATE DESCRIPTION

PLANNING

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ELECTRICAL/REFLECTED CEILING PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT.
IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

ELECTRICAL INDEX

LIGHTING

- FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
 - L.E.D. - SEALED DOWN LIGHT *
 - HANGING PENDANT
 - WEATHERPROOF WALL LIGHT
- *INSTALL AS PER MANUFACTURERS SPECIFICATION

OTHER

- 240V SMOKE ALARM
- SWITCH BOX
- EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER
- OVERHEAD CUPBOARDS

SWITCH TYPE

- ONE-WAY SWITCH
- TWO-WAY SWITCH

WALL OUTLETS

- GENERAL PURPOSE OUTLET (DOUBLE)
- WEATHER PROOF OUTLET
- HOTPLATE SAFETY CUT-OFF
- T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

CEILING

- DENOTES CEILING HEIGHT
- ROOF OVERHANG/EAVES
- BULKHEAD

HEATING

- HEAT PUMP
- HEAT PUMP, OUTDOOR UNIT

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ARTIFICIAL LIGHTING

RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:

- 5W/m² FOR CLASS 1 BUILDING
- 4W/m² FOR VERANDAHs & BALCONIES
- 3W/m² FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

ELECTRICAL

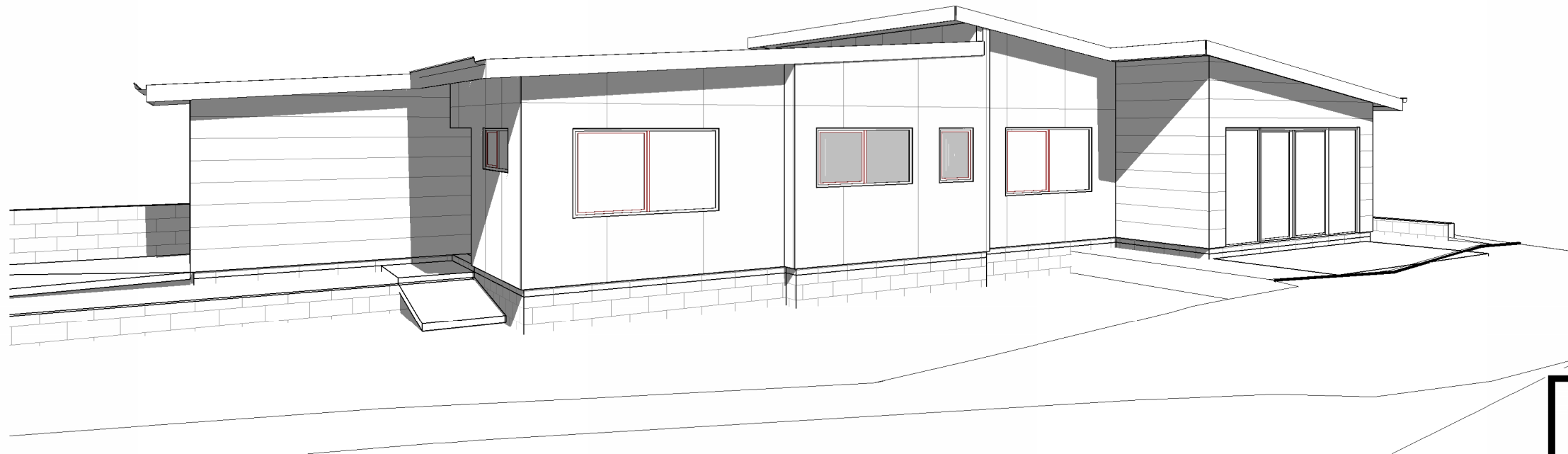
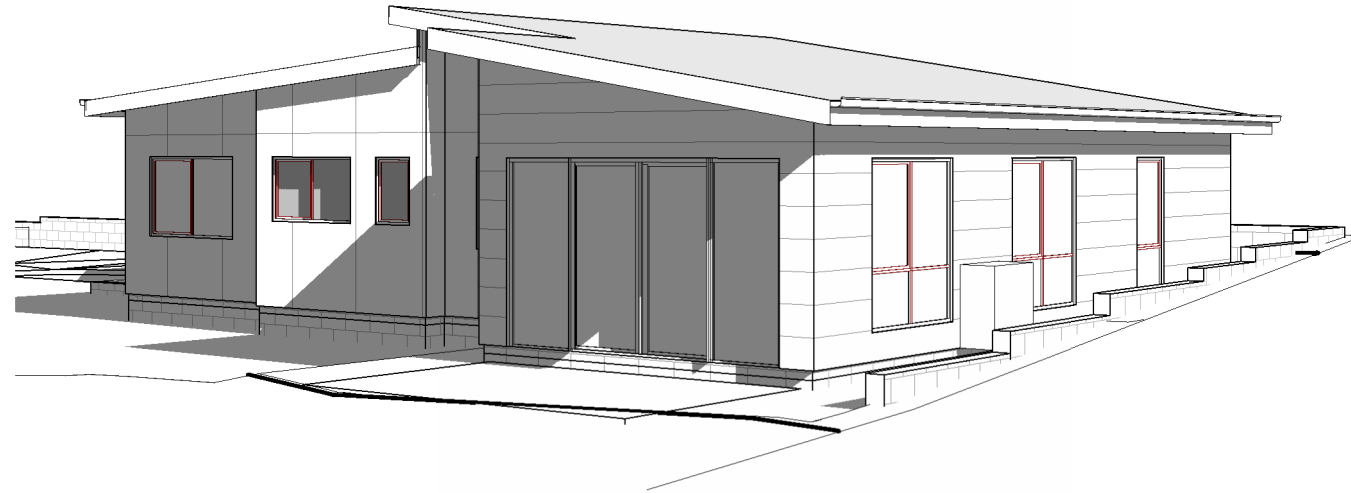
ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000.

EXHAUST FANS

EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

DOWNLIGHTS

ALL DOWNLIGHTS TO BE IC-F RATED AND INSULATED OVER.



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UNIT 2

Client name:
 THE SOLO EARLY RETIREMENT PLAN AND
 SOLO UNIT TRUST

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 3 ACHADERRY COURT,
 HOWRAH

Drawing:
 PERSPECTIVES

Date: 23.09.2025	Drafted by: L.L.	Approved by: M.R.
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Project/Drawing no: PD25261 - U2-10	Scale:	Revision: 02
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REV. DATE	DESCRIPTION

BUSHFIRE HAZARD REPORT



Proposed residential dwellings – 2x Units
3 Achaderry Court
Howrah, 7018

Dated 26th August 2025
Report by David Lyne BFP-144

11 Granville Avenue
Geilston Bay, 7015
M: 0421 852 987
dave_lyne@hotmail.com

Contents

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3.3	Slope	5
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Appendix A – Site analysis with Cadastral & Contour Overlay - indicates subject site

Appendix B – Site photos and designers site plan

Appendix C – Bushfire Hazard Management Plan, by David Lyne – certified date 26.08.2025;
Certificate of Others (Form 55) 1702/25

1. Introduction

I have been engaged by SJM Property Developments to prepare a bushfire report and plan for two new residential dwellings in the suburb of Howrah. The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully developed for the dwellings in accordance with the Directors Determination – bushfire hazard areas v1.2.

The assessment describes the site and surrounding area, classifying the vegetation, assessing the slope and environmental features. This report should be included with approval documentation forming part of the certified documentation intended to satisfy the Directors Determination. The body of the report describes the site and assesses the requirements to be implemented to satisfy the requirements of the Directors Determination.

2. Limitation of Report

This report has been prepared for the above mentioned clients for their use and distribution only. The intent of the report is to provide supporting documentation for the Development Application (specifically vegetation clearance/maintenance distances) and the Building Application. Should submitted Application Plans differ from the Certified Plans in this report then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018.

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in August 2025 and does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognizes that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward), *It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

This level of residual risk is inherent in all bushfire standards and also applies to this assessment.

3. Site Description and Background

3 Achaderry Court Howrah is an existing land parcel located in the municipality of the Clarence Council. The property is currently low threat vegetation, with neighbouring properties currently low threat vegetation with established dwellings to the north and west; and empty residential allotments to the east and south. Beyond the residential lots to the south, is unmanaged forest.

The site has access to a pre-approved public road – Achaderry Court, which links to Roybridge Way and eventually Rokeby Road. This allotment is provided with a reticulated hydrant water supply for firefighting.

3.1 Property Details

Address: 3 Achaderry Court, Howrah 7018

Municipality: Clarence Council

Zoned: General Residential

Lot Number: 183097/32

Type of Development: Two new residential dwellings

Classified BAL: **BAL-12.5**



Appendix A: Photo 1 – Site analysis with Cadastral Overlay – Subject site highlighted blue.

3.2 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018. The Bushfire-Prone vegetation affecting the site is predominantly **Forest – Group A** in accordance with AS3959-2018.

In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

When considering the definition of Bushfire Prone Area under the Directors Determination it is evident the proposed dwelling location is within 100 metres of greater than 1 hectare of vegetation classified in accordance with AS 3959-2018 and is therefore considered '*Bushfire Prone*'. It should be also noted that Clauses C2.2.3.1 and C2.2.5 of AS3959-2018 state that a sufficient level of distance must be used to determine the vegetation classification and the effective slope which may necessitate the consideration of vegetation out to distances in excess of 100m from the site. As such the classified vegetation and effective slope under the vegetation has been assessed over a distance of 140m of the site.

From the proposed dwelling site a 360° survey has been conducted to determine the vegetation type, proximity and slope under the vegetation which is of the highest hazard rating. In this case the **Forest – Group A** is the highest hazard vegetation surrounding the proposed dwelling.

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard. Photo 1, above indicates the Bushfire Prone Vegetation described. Refer to Appendix B for current conditions as at time of inspection.

3.3 Slope

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959- 2018.

The *effective* slope under the bushfire prone vegetation is generally Upslope/Flatland to the east; downslope 0-5° to the north and south, and downslope 5-10° to the west.

Refer to Appendix A Image for topographic contour information.

4. Bushfire Assessment

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed dwelling site. In accordance with the Directors Determination, fire-fighting water supply and vehicle access are also considered and discussed in relation to the proposed dwelling.

It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

4.1 Bushfire Attack Level

Considering the current conditions, in accordance with AS3959-2018 the dwelling site is capable of achieving **BAL-12.5** (the minimum required standard being BAL-29 required by the Directors Determination).

The desired BAL rating to be applied in this instance will be **BAL-12.5**. The vegetation within the Hazard Management Area (HMA) is to be continually maintained in a minimal fuel condition and in which there are no other hazards present which significantly contribute to the spread of a fire.

Table 1 – Bushfire Attack Level Assessment Summary and Notes

Property Details

Applicants Name	SJM Property Developments	Phone	03 6231 8181
Municipality	Clarence Council	Zoning	General Residential
Certificate of Title/Lot No.	183097/32	Lot Size	657m ²
Address	3 Achaderry Court, Howrah 7018		

Type of Building Work

New Class 1a Buildings	<input checked="" type="checkbox"/>
New Class 10a Building	<input type="checkbox"/>
New Class 2 Building	<input type="checkbox"/>
New Class 3 Building	<input type="checkbox"/>
Alteration/Additions to an existing building	<input type="checkbox"/>

Description of building work: e.g. *single dwelling with attached garage*
 Two new residential dwellings

Bush Fire Attack Level (BAL)

Relevant fire danger index: (see clause 2.2.2)

FDI 50

Assess the vegetation within 100m in all directions (tick relevant group)

Note 1: Refer to table 2.3 and figures 2.3 & 2.4 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.

Vegetation Classification (See Table 2.3)	North <input checked="" type="checkbox"/>	South <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/>
	North East <input type="checkbox"/>	South-West <input type="checkbox"/>	South-East <input type="checkbox"/>	North-West <input type="checkbox"/>
Group -	Low threat veg.	Forest	Low threat veg.	Low threat veg.

Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)

Distance of the site from classified vegetation (see clause 2.2.4)

Distance to classified vegetation	Show distances in meters			
	N/A	80m	N/A	N/A

Effective Slope	Upslope			
Slope under the classified vegetation	Upslope/0°	Upslope/0° X	Upslope/0°	Upslope/0° X
	Downslope			
	>0 to 5° X	>0 to 5° <input type="checkbox"/>	>0 to 5° X	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>

BAL value for each side of the site	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW
Separation to achieve BAL-29	N/A	N/A	N/A	N/A
Separation to achieve BAL-19	N/A	N/A	N/A	N/A
Separation to achieve BAL-12.5	N/A	N/A	N/A	N/A

Construction Requirements

For this particular development a BAL-12.5 rating would suit all directions of this site, construction will be generally compliant with AS3959 -2018 Sections 3 and 5.

4.2 Road / Vehicle Access

The primary access to the lot is from a sealed public road – Dontay Drive, which connects to Roybridge Way and eventually Rokeby Road. As there is a hydrant within 120m of the proposed dwelling, there are no requirements to upgrade the driveway and access for firefighting purposes.

4.3 Water supply for firefighting

As the proposed development does have access to a reticulated water supply suitable for firefighting, as there is an existing hydrant close to the front boundary, the proposal complies with Table 3A and clause 2.3.3 of the Director’s Determination.

4.4 Hazard management area

The minimum extents of the Hazard Management Area (HMA) are for the entirety of the residential allotment to be managed and treated as HMA. Management prescriptions for the proposed HMA are provided in Table 2.

Table 2 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	<ul style="list-style-type: none"> No storage of flammable materials (e.g. firewood); Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches); Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	<ul style="list-style-type: none"> Maintain canopy separation of approximately 2.0m; Ensure no branches overhang habitable buildings;

	<ul style="list-style-type: none"> • Remove tree branches within 2.0m of the ground level below; • Locate any new tree plantings 1.5 x their mature height from buildings; • Avoid planting trees with loose, stringy or ribbon bark.
Understorey vegetation within HMA	<ul style="list-style-type: none"> • Maintain grass cover at <100mm; • Maintain shrubs to <2.0m height; • Shrubs are to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); • Avoid locating shrubs directly underneath trees; • Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

5. Conclusion

The site has been classified as **BAL-12.5** as per the assessment processes outlined in AS3959-2018. The separation distances shown above are the areas to be maintained and kept in a way to reduce the fuel loads present in order to achieve lower BAL ratings. For this particular site and for where the proposed buildings are to be constructed, a **BAL-12.5** rating is easily achieved and would suit all directions of the site for both dwellings.


6. References

- Directors Determination – Bushfire hazard areas v1.2
- LIST map version. Aerial Photograph [online]. Available from: <http://www.thelist.tas.gov.au/listmap/listmap>
- Standards Australia 2018, *Construction of buildings in bushfire prone areas*, AS 3959-2018.

Statement

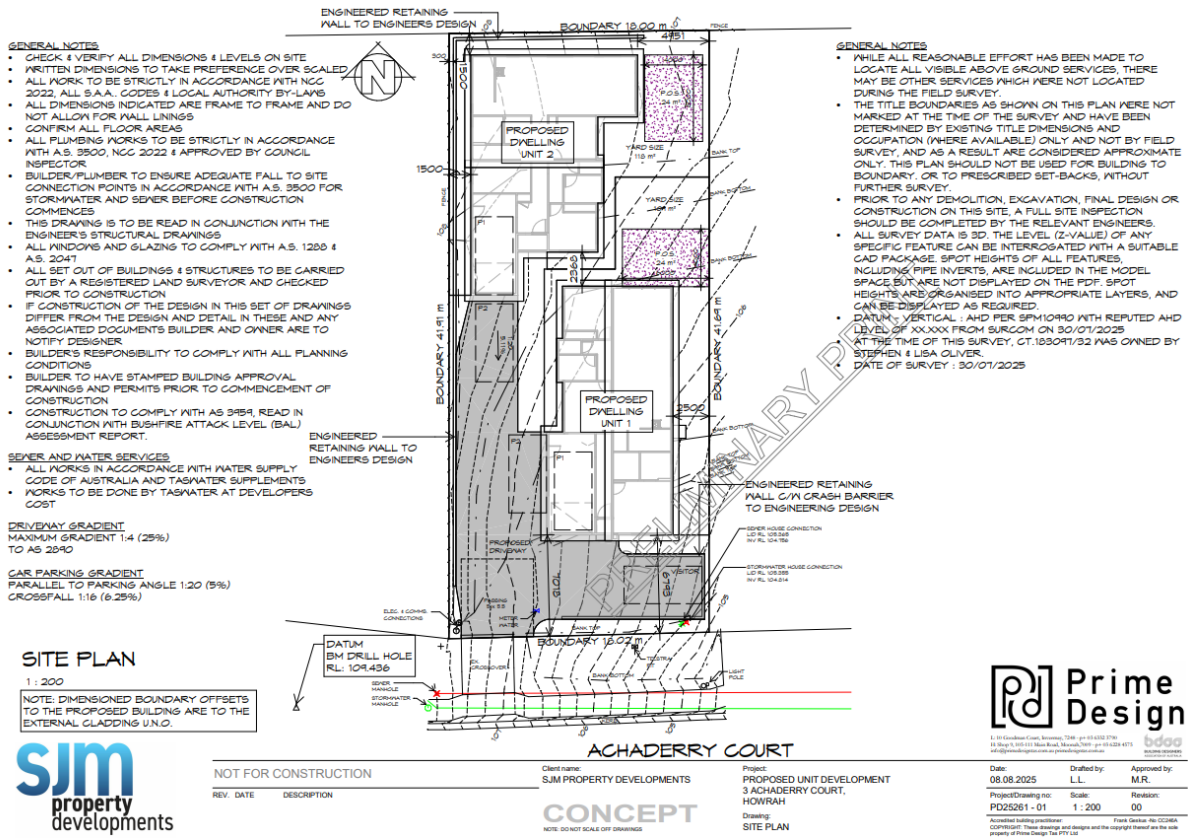
I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

It should be noted that this report does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to lack of ongoing maintenance. Compliance with the recommendations contained in this assessment does not mean that there is no residual risk to safety of life or property as a result of bushfire.

Signed:.....

Date: 26/08/2025.....

Appendix B – Site photos and designers site plan



Looking North



Looking South



Looking East



Looking West

HAZARD MANAGEMENT AREAS – HMA

Hazard Management Area includes the area to protect the Building as well as the access and water supplies. The entirety of this allotment should be treated as HMA. Vegetation in the Hazard Management area is to be managed and maintained in a minimum fuel condition. The HMA is determined from the unmanaged vegetation on this allotment and neighbouring allotments, and should the level of the unmanaged vegetation increase the BHMP and HMA should be reviewed to determine the ongoing suitability of the BHMP and HMA associated with the development.

MAINTENANCE SCHEDULE

- Removal of fallen limbs, leaf and bark litter;
- Cut lawns short (less than 100mm) and maintain;
- Remove pine bark and other garden mulch;
- Complete under-brushing and thin out the under storey;
- Prune low hanging trees to ensure separation from ground litter;
- Prune larger trees to establish and maintain horizontal and vertical canopy separation;
- Maintain storage of petroleum fuels;
- Maintain access to the dwelling and water storage area Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;


BUSHFIRE PROTECTION MEASURES

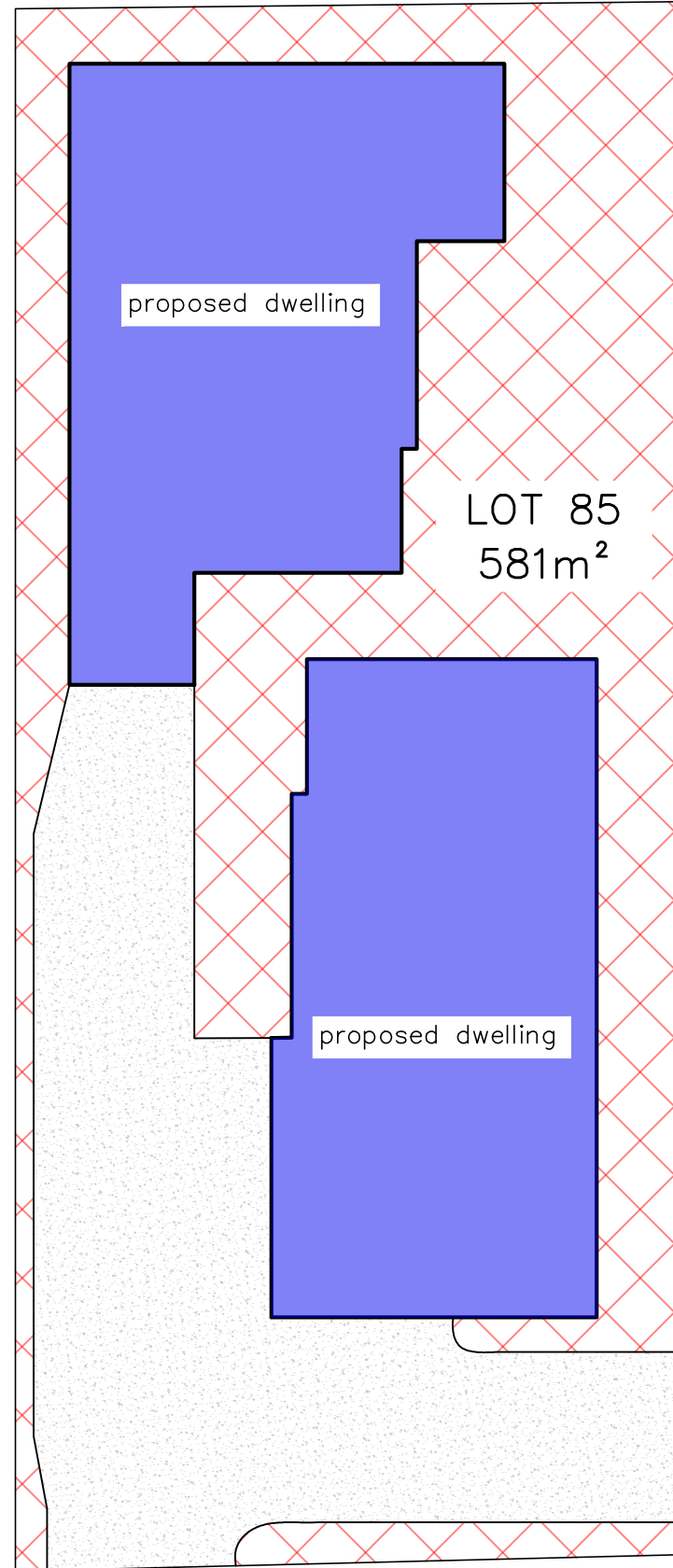
To reduce the risk of bushfire attack, continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction are to be undertaken by successive owners for perpetuity.

PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) REPORT

NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

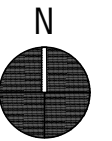
ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS

 **HAZARD MANAGEMENT AREA**
Low threat, maintained vegetation in accordance with AS 3959 – Clause 2.2.3.2 (e) & (f). Building is to be constructed to meet BAL-12.5



Prepared By David Lyne – BFP 144

SJM Property Developments
3 Achaderry Court, Howrah
Tasmania 7018
Job No: 1702



11 GRANVILLE AVENUE
GEILSTON BAY, TASMANIA 7015
PH: 0421 852 987 EMAIL: dave_lyne@hotmail.com
Accredited Designer: David Lyne CC7063

PLEASE READ CAREFULLY
THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

SIGNATURES

CLIENT:..... DATE:.....
CLIENT:..... DATE:.....
BUILDER:..... DATE:.....

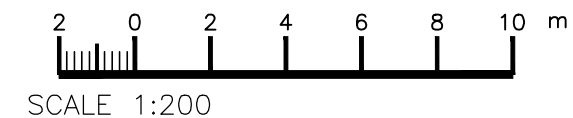
DWG NO: 1702	SHEET: 01
SCALE AT A3: 1: 200	DATE: 13.08.2025
DRAWN: DL	CHECK: DL
REV 0	



existing hydrant

BOTTLEBRUSH WAY

BHMP
SCALE 1: 200



SCALE 1:200

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

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

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: *(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: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

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

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant

Documents:

Bushfire Hazard Report – two new residential dwellings

Bushfire Hazard Management Plan

Relevant

- In Accordance with AS3959-2018; and
- the Building Regulations (TAS).

calculations:

References:

- AS3959-2018;
- the Building Regulations (TAS); and
- Building Code of Australia (BCA).

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

The above mentioned report concludes that a BAL-12.5 rating is achievable and easily maintained for this site

Scope and/or Limitations

The assessment has been conducted according to information provided by the designer/client and freely available historical data and does not take into account the possibility of altered site conditions from the data relied upon.

It should be noted compliance with the recommendations contained in the certified documents does not mean that there is no residual risk to life safety and property as a result of bushfire. The limitation is expressed in the following extract from AS3959-2018, which states:

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

The level of residual risk is inherent in all bushfire standards and also applies to this certification.

The assessment has been undertaken and certification provided on the understanding that; -


1. The certificate only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.

2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

1702/25

Date:

26/08/2025

AS2870:2011 SITE ASSESSMENT

3 Achaderry Court

Howrah

August 2025



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	3 Achaderry Court, Howrah
Date of Inspection:	05/08/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	183097/32
Title Area:	Approx. 771.5 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation, Airport obstacle limitation area
Slope & Aspect:	9° SE facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Basalt
Climate:	Annual rainfall 600mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	CL	Silty CLAY: low to medium plasticity, dark brown, slightly moist, stiff,
0.20-0.40	0.20-0.70	CH	Silty CLAY: high plasticity, dark red brown, slightly moist, stiff,
0.40-0.70	0.70-0.80	GC	Clayey GRAVEL: red brown, slightly moist, very dense, refusal

Site Notes

The soil onsite has formed from Tertiary basalt and consists of silty topsoil overlying clay subsoils.

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 M

y_s range: **20-40mm**

Notes: that is a moderately reactive site

Wind Loading Classification

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

Wind Classification:	N3
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

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.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

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 and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

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.

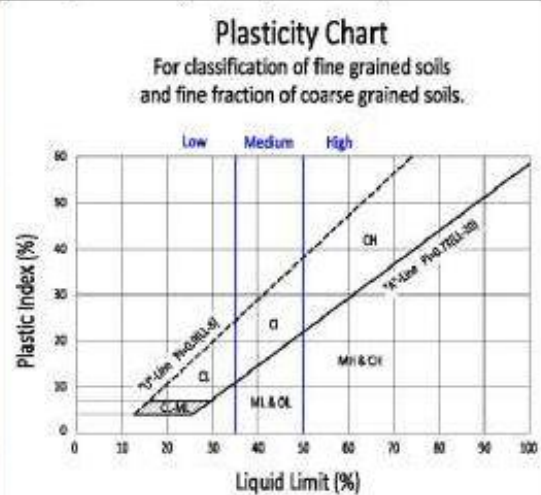
NON COHSIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
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.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

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

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				NOTES	
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$		
	COBBLES	63								
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	20	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.
		medium	6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine	2.36	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	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	(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.
		medium	0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine	0.075	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.

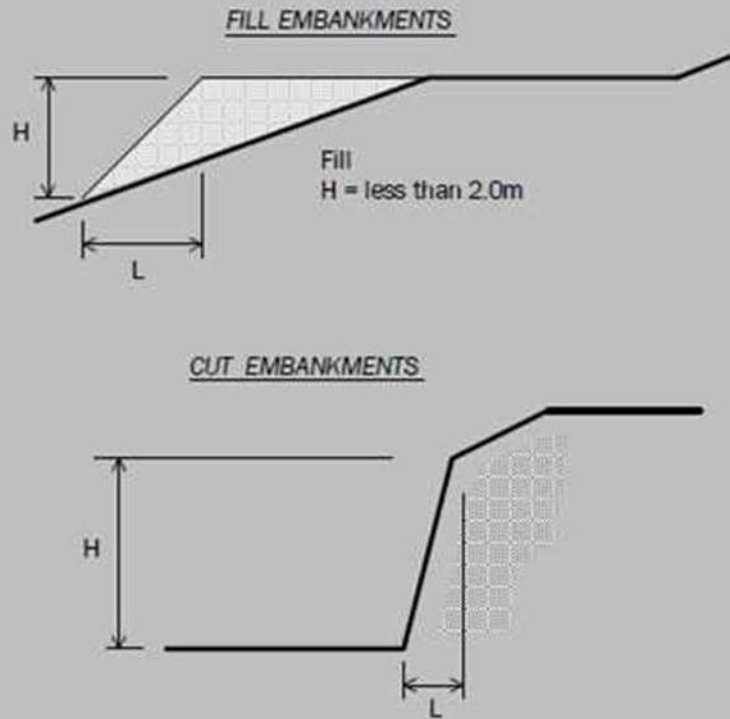
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation 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.

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

1.5 Batter Angles for Embankments (Guide Only)

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

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

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.

Site Investigation – 3 Achaderry Court Howrah



Typical soil profile (BH2)





CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address:
Licence No: Email address:
Phone No:
Fax No:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
Certificate of title No:

The assessable item related to this certificate: (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: (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:

Date:

J11995

07/08/2025



A handwritten signature in black ink, appearing to read 'John Paul Cumming', written over a light grey background.