



Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993

An application for a planning permit has been made which may affect you.

Application Details

Application Number:	PA2025.0188
Proposed Use or Development:	Educational and Occasional Care – construction of a new early learning and childcare building, including demolition of the existing building.
Address of the Land:	19-21 Thomas Street, East Devonport
Date of Notice:	10/01/2026

You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranapple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **27/01/2026**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
 - P.O. Box 604, Devonport, Tasmania, 7310; or
 - townplanning@devonport.tas.gov.au

If you make a representation then Council must consider your submission before making its decision on the application.



19-21 Thomas Street, East Devonport



This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.

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Devonport
City Council

08/12/2025
Devonport City Council
Paranple Centre
137 Rooke Street
Devonport TAS 7310

To Whom It May Concern,

Re: Planning application for an Early Learning for Three-Year-Olds (EL3) and Outside School Hours Care (OSHC) facility at East Devonport Primary School, 19-21 Thomas Street, East Devonport TAS 7310

Further to your preliminary assessment and correspondence dated 25.11.25 regarding the requirement for a Development Application for proposed works at East Devonport Primary School, we provide the following responses to each of the standards within the Community Purpose Zone.

TPS 27.2 USE

The proposed use for the facility is Educational and Occasional Care. Educational and Occasional Care is a permitted development under TPS 27.2 Use.

TPS 27.3.1 Non-residential use

P1.

Hours of operation for the EL3 and OSHC will be between 7am and 6.30pm Monday to Friday. The proposed development is within 50m of a General Residential Zone, therefore P1 applies.

The new development will not cause unreasonable loss of amenity to the adjacent residential use having regard to:

- (a) the timing, duration or extent of vehicle movements; and*
- (b) noise, lighting or other emissions.*

Morning drop-off activity is expected to be low-volume and staggered, typically consisting of short-term, parent-driven arrivals over a 30-45 minute period. Vehicle movements will occur along Drew Street, and the early-morning traffic volume is not anticipated to exceed the normal ambient activity in the area. The timing, duration, and extent of these movements are therefore unlikely to cause disturbance to adjacent residences.

Noise associated with drop-off activity will be minimal, comprising standard conversation and car-door closing. All children will proceed indoors immediately upon arrival, ensuring outdoor noise does not occur before 8:00am.

No emissions will be generated that would impact residential amenity. See P2 below for lighting response.

On this basis, the Before School Care program and EL3 is considered to comply with the requirement that hours of operation must not cause an unreasonable loss of amenity to adjacent residential uses."

P2.

Some external lighting for the EL3 and OSHC may operate between 7am and 6.30pm Monday to Friday. The proposed development is within 50m of a General Residential Zone, therefore P1 applies.

External lighting will not cause an unreasonable loss of amenity to the adjacent residential zone, having regard to:

- (a) the level of illumination and duration of lighting;*
- (b) distance to habitable rooms of an adjacent dwelling.*

External lighting will be time clock controlled and will have a downward direction to prevent lighting from spilling onto habitable rooms within the adjacent residential zone.

A3.

There will be no flood lighting for sports or recreation as part of this proposal, therefore this clause does not apply.

A4.

Any commercial vehicle movements and the unloading and loading of commercial vehicles will be restricted to between the hours of :

- (a) 7.00am to 6.00pm Monday to Friday; and*
- (b) 9.00am to 5.00pm Saturday, Sunday and public holidays.*

Therefore, the proposal complies with A4.

TPS 27.4 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS**TPS 27.4.1 Building height****A1.**

The building is not more than 10m high, therefore the proposal complies with A1.

TPS 27.4.2 Setback**A1.**

The building is setback from the frontage more than 5m, therefore the development complies with A1.

A2.

The building is setback from the side and rear boundaries more than 3m, therefore the proposal complies with A2.

A3.

There development contains no air extraction, pumping, refrigeration systems, compressors or generators, therefore this clause does not apply.

TPS 27.4.3 Fencing

A1.

TPS 27.4.3 Fencing states there are no acceptable solutions for fencing, however under TPS Table 4.6.3 Fences located in a Community Purpose Zone are exempt from complying with 27.4.3 if they are not more than a height of :

- (i) 1.2m above existing ground level if the fence is solid; or*
- (ii) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights).*

The proposed fence along the front boundary is 1.8m high and will provide a uniform transparency of at least 30% (excluding any posts or uprights), therefore this clause does not apply.

TPS 27.4.4 Outdoor Storage Areas

There are no unenclosed outdoor storage areas as part of this application, therefore this clause does not apply.

Local Historic Heritage Code – DEV-V6.1 126

The site contains a Local Historic Heritage Code Overlay, which we understand is attributed to the 1910 Brick School House on Thomas Street. The proposed development is situated on the opposite side of the property, fronting Drew Street. Given its substantial separation from the heritage building, the proposal will not adversely impact the 1910 Brick School House.

Yours sincerely,
1 PLUS 2 ARCHITECTURE PTY. LTD.



Fred Ward FRAIA
DIRECTOR

GEOTECHNICAL INVESTIGATION

1 Plus 2 Architecture Pty Ltd

'East Devonport Primary School' 19-21
Thomas Street, East Devonport

GL25423Ab
11 September 2025

Geotechnical Investigation

11 September 2025

Reference No. GL25423Ab

1 Plus 2 Architecture Pty Ltd
27-29 Melville Street
HOBART TAS 7000

Attention: Ms Kate Walker

Dear Madam,

**RE: Geotechnical Investigation
'East Devonport Primary School' 19-21 Thomas Street, East Devonport**

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

Should you require clarification of any aspect of this report, please contact Raj Sidhu on (03) 6326 5001.

For and on behalf of

Geoton Pty Ltd



Tony Barriera

Director – Principal Geotechnical Engineer

Document History and Status

Rev	Date	Written By	Reviewed By	Revision Details
0	11 September 2025	R Sidhu	S Shahandeh	

File Name: GL25423Ab
Author: R Sidhu
Client: 1 Plus 2 Architecture Pty Ltd
Project: 'East Devonport Primary School' 19-21 Thomas Street, East Devonport
Subject: Geotechnical Investigation
Document Report
Document Version Original
Job No. GL25423Ab

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Drawing 1: Site Plan

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Appendix A: Borehole Logs & Explanation Sheets.

Appendix B: Lab Results

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1 INTRODUCTION

A limited scope investigation has been conducted for 1 Plus 2 Architecture Pty Ltd at the site of a proposed redevelopment at 'East Devonport Primary School' 19-21 Thomas Street, East Devonport.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”; and
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”.

Site plans for the proposed development were provided, prepared by 1 Plus 2 Architecture Pty Ltd, Sheet Nos. SD.A2.01 & SD.A2.02, dated 14.11.2024.

We understand that the proposed development involves replacing a section of damaged floorboards in the Early Learning Facility, located in the northeast corner of the site (see Drawing 1 – Site Plan).

2 BACKGROUND INFORMATION

2.1 Geology

The Mineral Resources Tasmania (MRT) Digital Geology Units, 25,000 Series, indicates that the proposed site is underlain by Undifferentiated Quaternary period sediments, with this being generally confirmed by our field investigation.

2.2 Landslide Susceptibility

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the proposed development area is not within a mapped landslide hazard area. However, a small portion of the site is mapped as low landslide hazard band. (see Drawing 1 – Site Plan)

3 FIELD INVESTIGATION

The field investigation was conducted on 21 August 2025 and involved the drilling of 2 boreholes by hand auger to refusal or investigated depths of 1.3m to 1.8m.

In situ vane shear strength tests were conducted in the clay layers encountered in the investigation, with samples of these soils being obtained for subsequent laboratory testing.

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

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

4 SITE CONDITIONS

4.1 Surface Conditions

The site is currently developed with school buildings and facilities. The proposed development area is situated in the northeastern portion of the site and is currently developed with an early learning facility.



Plate 1 – View of the Early Learning Facility looking towards the southeast, 21.08.2025



Plate 2 – View of Borehole BH2 location inside the early learning building, 21.08.2025

4.2 Subsurface Conditions

The investigation indicated that the soil profile is relatively uniform across the site.

Boreholes BH1 and BH2 encountered a mix fill of sand, clayey silt and silty gravel to the depths of 0.8m to 0.9m, underlain by high plasticity silty clay to the investigated or refusal depths of 1.3m to 1.8m.

Auger refusal within Borehole BH2 was inferred to be due to backfill cobbles falling into the borehole.

Borehole BH1 did not encounter any signs of groundwater seepage over the investigated depth. However, Borehole BH2 encountered surface water ponding over very low permeable, high-plasticity clay at 0.4m.

4.3 Laboratory Testing

The results of the laboratory tests conducted on the soil samples are summarised in Table 1 below, with the laboratory test certificate provided in Appendix B:

Table 1 - Summary of Laboratory Tests Results – Atterberg Limits

Sample Identifications	BH01 0.8m – 1.0m
Liquid Limit (%)	104
Plastic Limit (%)	31
Plasticity Index (%)	73
Linear Shrinkage (%)	19
Classification	CH
Soil Category	Silty CLAY
Shrink/Swell Potential	EXTREME

Laboratory Atterberg Limits and Linear Shrinkage tests conducted on clay samples from the site returned a liquid limit of 104% which indicates that the clay soils at this site possess **an extreme** shrink/swell potential.

5 DISCUSSION AND RECOMMENDATIONS

5.1 Site Classification

After allowing due consideration of the site geology, drainage and soil conditions and the presence of uncontrolled fill greater than 0.4m depth, the site has been classified as follows:

CLASS P (AS 2870)

However, should all footings be deepened through fill to found uniformly in the natural sandy silt soils these may be proportioned to a **CLASS H2**.

Foundation designs in accordance with this classification are to be subject to the overriding conditions of Section 5.2 below.

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

5.2 Foundations

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

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

Silty CLAY (CH) – high plasticity, brown mottled grey/green or grey/green mottled brown

encountered below 0.8m (BH2) & 0.9m (BH1) from the existing ground surface

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

Where the ground is disturbed from the demolition of the existing structures, the footings must penetrate the disturbed soil to be founded in the natural undisturbed soil below.

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

If groundwater is encountered in site or footing excavations, it is recommended that subsoil drains are installed discharging to the stormwater system.

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

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

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

6 WIND CLASSIFICATION

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

WIND CLASSIFICATION N1 (AS 4055-2021)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2.5	FS	T0

7 LIMITATIONS

The findings contained within the report are the result of discrete/specific sampling methodologies used in accordance with normal practices and standards, with some variations as indicated in the report. To the best of our knowledge, they represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

8 REFERENCES

Standards Australia Limited. (2007). *AS 3798: Guidelines on Earthworks for Commercial and Residential Developments*. Sydney: SAI Global Limited.

Standards Australia Limited. (2011). *AS 2870: Residential Slabs and Footings Construction*. Sydney: SAI Global Limited.

Standards Australia Limited. (2017). *AS 1726: Geotechnical Site Investigation*. Sydney: SAI Global Limited.

Standards Australia Limited. (2021). *AS 4055: Wind Loads for Housing*. Sydney: SAI Global Limited.

Tasmanian Government Land Tasmania. (2024). *Land Information System Tasmania (LIST)*. Retrieved from <https://maps.thelist.tas.gov.au/listmap/app/list/map>

Geotechnical Consultants - Limitations of report

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

Project specific criteria

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

Subsurface variations with time

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

Interpretation of factual data

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

Report Recommendations

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

Specific purposes

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

Interpretation by others

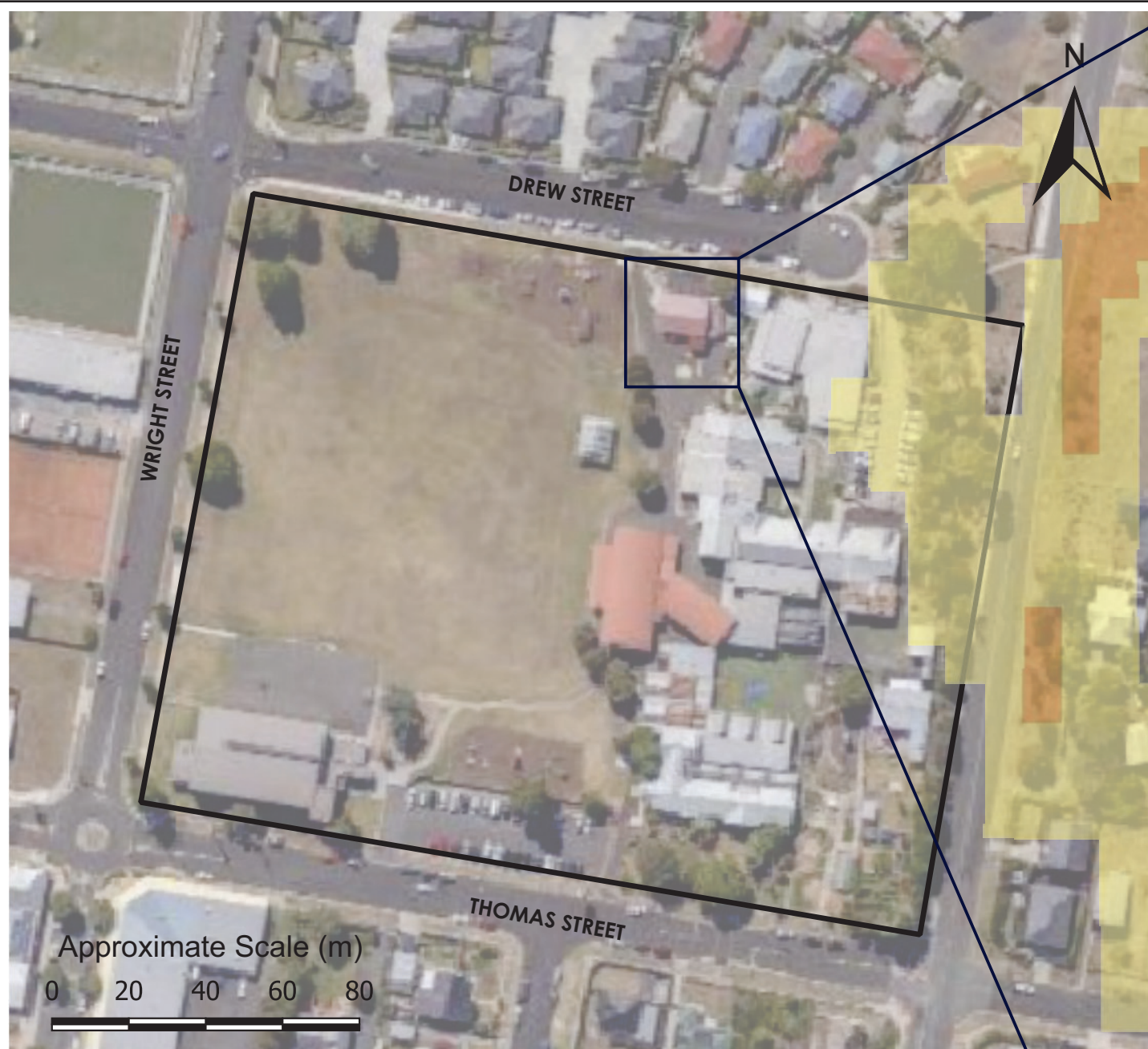
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

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

Geoenvironmental issues

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



Legend

- BH 1 Approximate Borehole Location
- 0.8m** Approximate Depth of FILL (m)
- Cadastral Parcels
- Low Landslide Hazard Band (LIST)
- Medium Landslide Hazard Band (LIST)

GEOTON Pty Ltd

Date	11/09/2025	Drawn	RS
Scale	As Shown	Approved	TB
Original size	A3	Rev	

Client:	1 PLUS 2 ARCHITECTURE PTY LTD	
Project:	EAST DEVONPORT PRIMARY SCHOOL 19-21 THOMAS STREET EAST DEVONPORT	
Title:	SITE PLAN	
Project no:	GL25423A	Drawing no. 1

Appendix A

Borehole Logs

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH2

Sheet no. 1 of 1

Job no. GL25423A

Client :		1 Plus 2 Architecture Pty Ltd				Date :		21/08/2025			
Project :		Geotechnical Investigation				Logged By :		RS			
Location :		'East Devonport Primary School' 19-21 Thomas Street, East Devonport									
Drill model :		Hand Auger		Easting:		Slope: 90°		RL Surface :			
Hole diameter :		55mm & 100mm		Northing:		Bearing: -		Datum :			
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
HA	N				0.25		FILL - Clayey SILT, high plasticity, brown, with round cobbles, with fine to medium sized round gravel	M/W	St	FILL	
					0.50		FILL - Silty GRAVEL, medium to coarse sized, brown/grey, with round cobbles	W	St	(Possibly surface water infiltrating into voids over low-permeability clay)	
					0.75						
					1.00	CH	Silty CLAY - high plasticity, grey/green mottled brown	M	VSt	NATURAL W ≈ PL V = 120kPa	
					1.25						
					1.50		Borehole BH2 refusal @ 1.3m due to backfill cobbles dropped into borehole				
					1.75						
					2.00						
					2.25						

Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

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




SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
█	█	█	█	No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

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

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

Soil Description Explanation Sheet (1 of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

Moist, dry of Plastic Limited – $w < PL$

Hard and friable or powdery.

Moist, near Plastic Limit – $w \approx PL$

Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – $w > PL$

Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - $w \approx LL$

Wet, wet of Liquid Limit - $w > LL$

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

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

TRANSPORTED SOILS

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

Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

• LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

Appendix B

Laboratory Test Results

Material Test Report



Rare Earth CMT Laboratories Pty Ltd

Ulverstone Laboratory

184 Stony Rise Road Stony Rise Tasmania 7310

Phone: 0477 477 157

Email: matthew@rareearthcmt.com.au

Report Number: RU25/392-18a
Issue Number: 1
Date Issued: 01/09/2025
Client: Geoton Pty Ltd
 25, 16-18 Goodman Court, Invermay TAS 7248
Contact: Raj Sidhu
Project Number: RU25/392
Project Name: Material evaluation
Work Request: 2341
Sample Number: S2341A
Date Sampled: 22/08/2025
Dates Tested: 22/08/2025 - 29/08/2025
Sampling Method: Sampled by Client
The results apply to the sample as received
Preparation Method: In accordance with the test method
Site Selection: Selected by Client
Sample Location: GL25423A, Depth: 1.0m to 1.2m
Lot No: BH1
Material: Brown Silty Clay. Trace of Sand.



Accredited for compliance with ISO/IEC 17025 - Testing

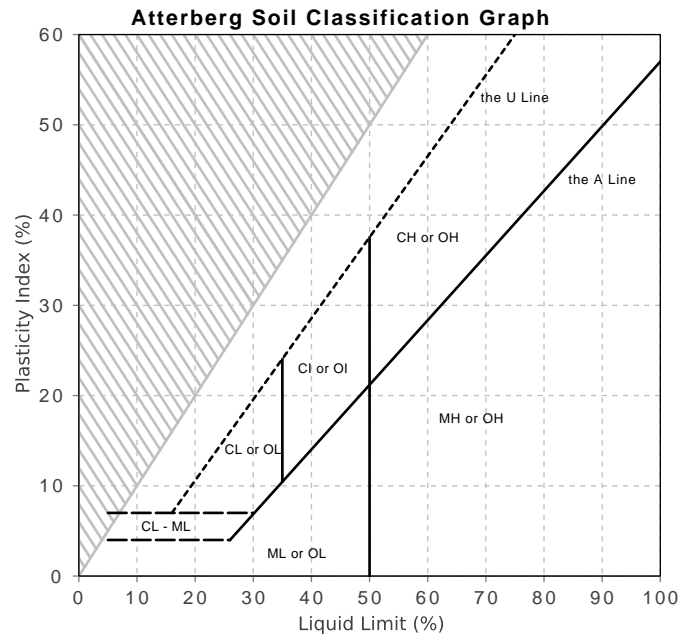
M Ansell

Approved Signatory: Matthew Ansell
 General Manager

NATA Accredited Laboratory Number: 20328

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Air Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	104		
Plastic Limit (%)	31		
Plasticity Index (%)	73		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	19.0		
Cracking Crumbling Curling	Curling		



Appendix C

Certificate Forms

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 item, at any stage, as part of - (tick one)

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Geoton Pty Ltd, Report Reference No. GL25423Ab,
Dated 11/09/2025

Relevant
calculations:

Refer to report

References:

AS 2870 – 2011 Residential Slabs and Footings Construction
AS 4055 – 2021 Wind Loads for Housing
CSIRO Building Technical File 18

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

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

Scope and/or Limitations

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

I certify the matters described in this certificate.

Signed:

Qualified person:



Certificate No:

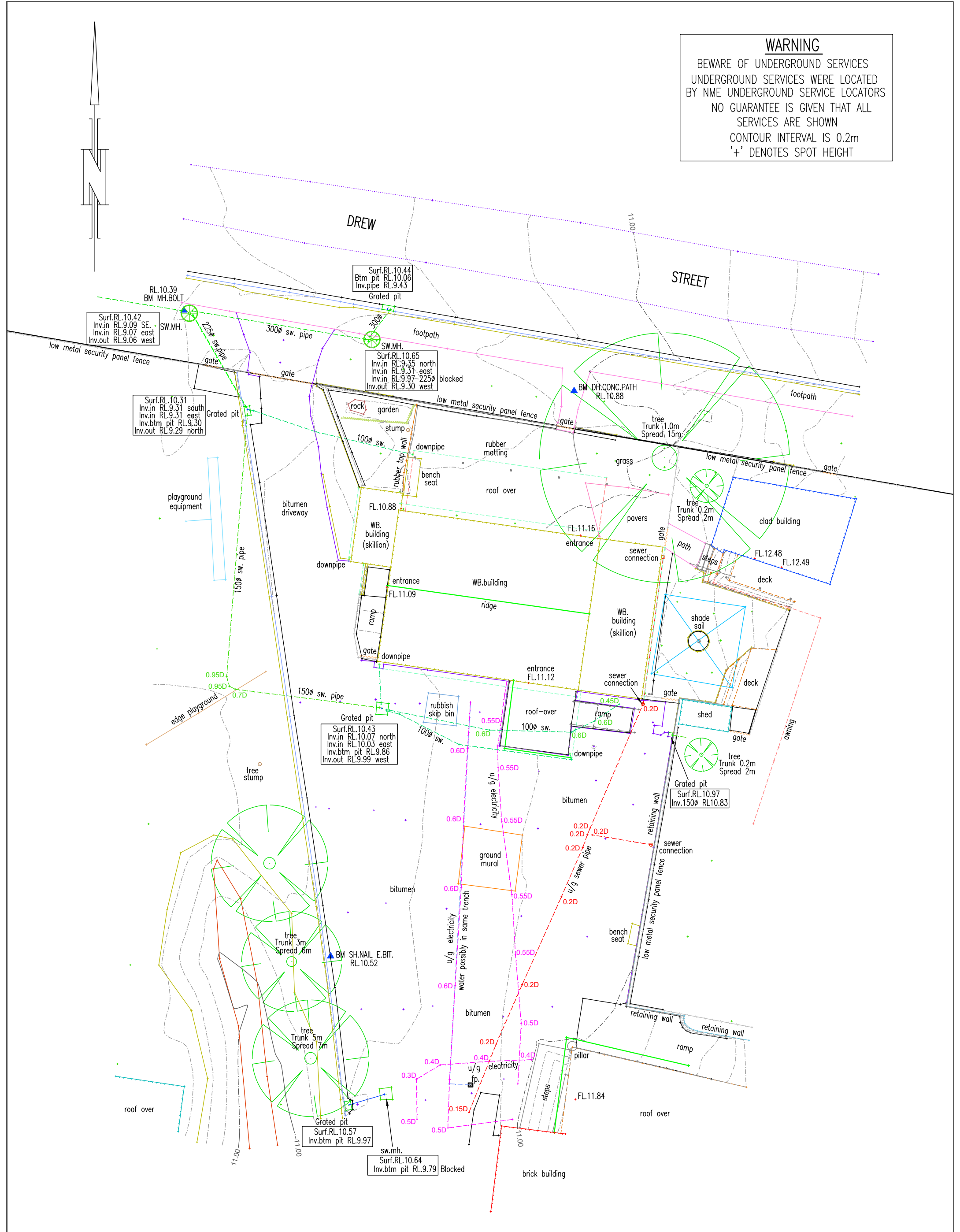
GL25423Ab

Date:

11/09/2025

WARNING

BEWARE OF UNDERGROUND SERVICES
UNDERGROUND SERVICES WERE LOCATED
BY NME UNDERGROUND SERVICE LOCATORS
NO GUARANTEE IS GIVEN THAT ALL
SERVICES ARE SHOWN
CONTOUR INTERVAL IS 0.2m
'+' DENOTES SPOT HEIGHT



MICHELL HODGETTS SURVEYORS

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT – SMITHTON – LAUNCESTON – SCOTTSDALE

P.O. Box 712, Devonport 7310

Telephone (03) 6424 5144

AUSDOC DX 70346, Devonport

Fax (03) 6423 4090

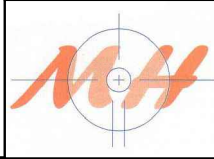
E.Mail : mhasurv@bigpond.net.au

Detail Survey

*East Devonport Primary School
for 1+2 Architecture Pty Ltd*

Drawing No.

225105



Notes: All measurements are in metres
Coordinates are plane based on GDA2020 with SPM10719 as origin
AHD level datum & GDA2020 coords derived from GPS obs.
per the CORS network. Surveyed by GNSS & total station

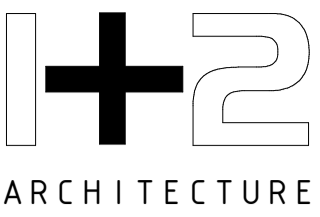
Drawn : J.A.T

Scale : 1:200(A3)

Date :17/09/25

Clive Rapier – graduate surveyor, M.Sc.

DECYP EAST DEVONPORT PRIMARY SCHOOL - EL3 BUILDING



PROJECT DETAILS

CLIENT: DEPARTMENT FOR EDUCATION AND YOUNG PEOPLE
PID: 6374265
PROPERTY OWNER: DECYP
SITE ADDRESS: 19-21 THOMAS STREET, EAST DEVONPORT TAS 7310
LOCAL AUTHORITY: DEVONPORT CITY COUNCIL
PLANNING SCHEME: TASHMANAN PLANNING SCHEME

DESIGN WIND SPEED: N1 (AS 4.055-2021)
SOIL CLASSIFICATION: CLASS P (AS 2870)
CLIMATE ZONE: 7

DA DRAWING LIST

ARCHITECTURAL

NO.	REV.	TITLE
A0.02	B	COVER SHEET
A1.01	C	EXISTING SITE PLAN
A1.03	C	EXISTING FLOOR PLAN / DEMOLITION PLAN
A2.02	E	FLOOR PLAN AND REFLECTED CEILING PLAN
A3.01	D	ELEVATIONS 1
A3.02	A	ELEVATIONS 2

CODE LEGEND

TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION.

CODE	DESCRIPTION
AC	EXTERNAL AC UNIT
AS	ADJUSTABLE SHELF
AS1	ASPHALT SURFACING
BD	BIN DRAWER
BH	BULKHEAD
CA1	CARPET TYPE 1
CD	CLOTHES DRYER
CLD1	PROFILED METAL CLADDING
CLD2	TRANSLUCENT POLYCARBONATE CLADDING
CLD3	PAINTED FIBRE CEMENT SHEET
CN1	CONCRETE REFER ENG. DOC.
CN2	CONCRETE PAVING SLAB BROOM FINISH REFER ENG. DOC.
COL	COLUMN REFER ENG. DOC.
CS	CLEANERS SINK
DP1	DOWNSPIPE
DPC	DAMP PROOF COURSE
DW	DISHWASHER
EG1	HALF ROUND EAVES GUTTER
EM1	ENTRY MATTING TYPE 1
F1	JOINERY FINISH 1
F2	JOINERY FINISH 2
F3	JOINERY FINISH 3
F4	JOINERY FINISH 4
F5	JOINERY FINISH 5
F6	JOINERY FINISH 6
FE1	1500mm HIGH CHILDSAFE FENCE
FE2	980mm HIGH CHILDSAFE FENCE
FE3	FENCE TO MATCH EXISTING
FE4	500mm HIGH TIMBER BATTEN FENCE
FF	CHANGE IN FLOOR FINISH
FG	FIXED GLASS
FGL	FINISHED GROUND LEVEL
FL1	FLASHING TYPE 1
FR	FRIDGE
FS	FIXED SHELF
GB	GARDEN BED REFER LANDSCAPE ARCHITECTURE
G01	GLAZED DOOR TYPE 1
G02	GLAZED DOOR TYPE 2
G03	GLAZED DOOR TYPE 3
GR1	GRAB RAIL 1
GR2	GRAB RAIL 2
GS	GRASS
G11	1500mm HIGH CHILD SAFE GATE
G13	1200mm HIGH CHILD SAFE GATE TO MATCH EXISTING
G21	GLAZING SUITE TYPE 1
G22	GLAZING SUITE TYPE 2
HR1	HANDRAIL TYPE 1
HWU	HOTWATER UNIT
INS1	INSULATION
J01	JOINERY NUMBER 1
J02	JOINERY NUMBER 2
J03	JOINERY NUMBER 3
J04	JOINERY NUMBER 4

CODE LEGEND

TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION.

CODE	DESCRIPTION
J05	JOINERY NUMBER 5
J06	JOINERY NUMBER 6
J07	JOINERY NUMBER 7
J08	JOINERY NUMBER 8
J09	JOINERY NUMBER 9
J0H1	JOINERY CABINET HANDLE TYPE 1
JL0	JOINERY CURBOARD LOCK
LN1	LINING TYPE 1
LN2	LINING TYPE 2
LN3	LINING TYPE 3
LN4	LINING TYPE 4
M1	MASONRY TYPE 1
MC1	MICROWAVE
MJ	MOVEMENT JOINT
MIR1	MIRROR
NGL	NATURAL GROUND LEVEL
PB	PLASTERBOARD
PB1	PLASTERBOARD
PB2	WET AREA PLASTERBOARD
PB3	ACOUSTIC PLASTERBOARD
PV1	PAVEMENT TYPE 1
R1	METAL ROOFING
R2	TRANSLUCENT POLYCARBONATE ROOFING
RB	RUBISH BIN
RS1	RESILIENT FLOORING TYPE 1
SHF	DDA SHELF
SK1	SINK TYPE 1
SK2	SINK TYPE 2
SK11	SKIRTING TYPE 1
ST1	STEEL TYPE 1
SU	STAR UNIT
TD1	TIMBER DECKING
TGS1	TACTILE GROUND SURFACE INDICATORS
TP1	TAP TYPE 1
TP2	TAP TYPE 2
TP3	TAP TYPE 3
TPS1	PROPRIETARY TOILET PARTITION SUITE
TR	TREE REFER LANDSCAPE ARCHITECTURE
VB1	VANTY BASIN TYPE 1
VB2	VANTY BASIN TYPE 2
VB3	VANTY BASIN TYPE 3
VB4	VANTY BASIN TYPE 4
WC1	WC TYPE 1
WC2	WC TYPE 2
WC3	WC TYPE 3
WM	WASHING MACHINE
WRB1	WEATHER RESISTIVE BARRIER ROOF
WRB2	WEATHER RESISTIVE BARRIER WALL
XAC	EXISTING AC
XAP	EXISTING ACCESS PANEL
XAV	EXISTING AUDIO EQUIPMENT

LICENCED BUILDING SERVICES PROVIDER:
EDWARD F. WARD
I+2 ARCHITECTURE PTY LTD
LICENCE NUMBER: CC4065F

PROJECT TEAM

ARCHITECT:

I PLUS 2 ARCHITECTURE PTY. LTD.
FRED WARD
ACCREDITATION NUMBER: CC4065F
27 MELVILLE STREET, HOBART TAS 7000

LANDSCAPE ARCHITECT:

PLAYSTREET
GROUND FLOOR, 92 ARGYLE ST, HOBART TAS 7000

BUILDING SURVEYOR:

LEE TYERS BUILDING SURVEYORS
PO BOX 364 KINGSTON TAS 7051

QUANTITY SURVEYOR:

WT PARTNERSHIP P/L
88 BATHURST STREET, HOBART TAS 7000

STRUCTURAL, HYDRAULIC AND CIVIL ENGINEER:

ALDANMARK PTY. LTD. CONSULTING ENGINEERS
199 MACQUARIE STREET, HOBART TAS 7000

SERVICES ENGINEER:

COORDINATED ENGINEERING SERVICES
93-97 CAMPBELL ST, HOBART TAS 7000

SOIL REPORT:

GEOTON
UNIT 24/16-18 GOODMAN CT, INVERMAY TAS 7248

LAND SURVEY:

MICHELL HODGETTS SURVEYORS
6 BARKER ST, DEVONPORT TAS 7310

NOTE: EXISTING CONTOUR AND LEVEL INFORMATION HAS BEEN PROVIDED BY MICHELL HODGETTS SURVEYORS WITH SURVEY INFORMATION POSITION ON THE AUSTRALIAN HEIGHT DATUM.

B	DEVELOPMENT	08.12.25
	APPLICATION	
A	SCHEMATIC DESIGN	01.12.25
	CLIENT APPROVAL	
rev.	desc.	date

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E: MAIL@IPLUS2ARCHITECTURE.COM

project DECYP EAST DEVONPORT
PRIMARY SCHOOL - EL3
BUILDING

client DEPARTMENT FOR
EDUCATION AND YOUNG
PEOPLE

address 19-21 THOMAS STREET,
EAST DEVONPORT TAS
7310

code 2411

drawing COVER SHEET

scale @ A1

number

CD.A0.02 B



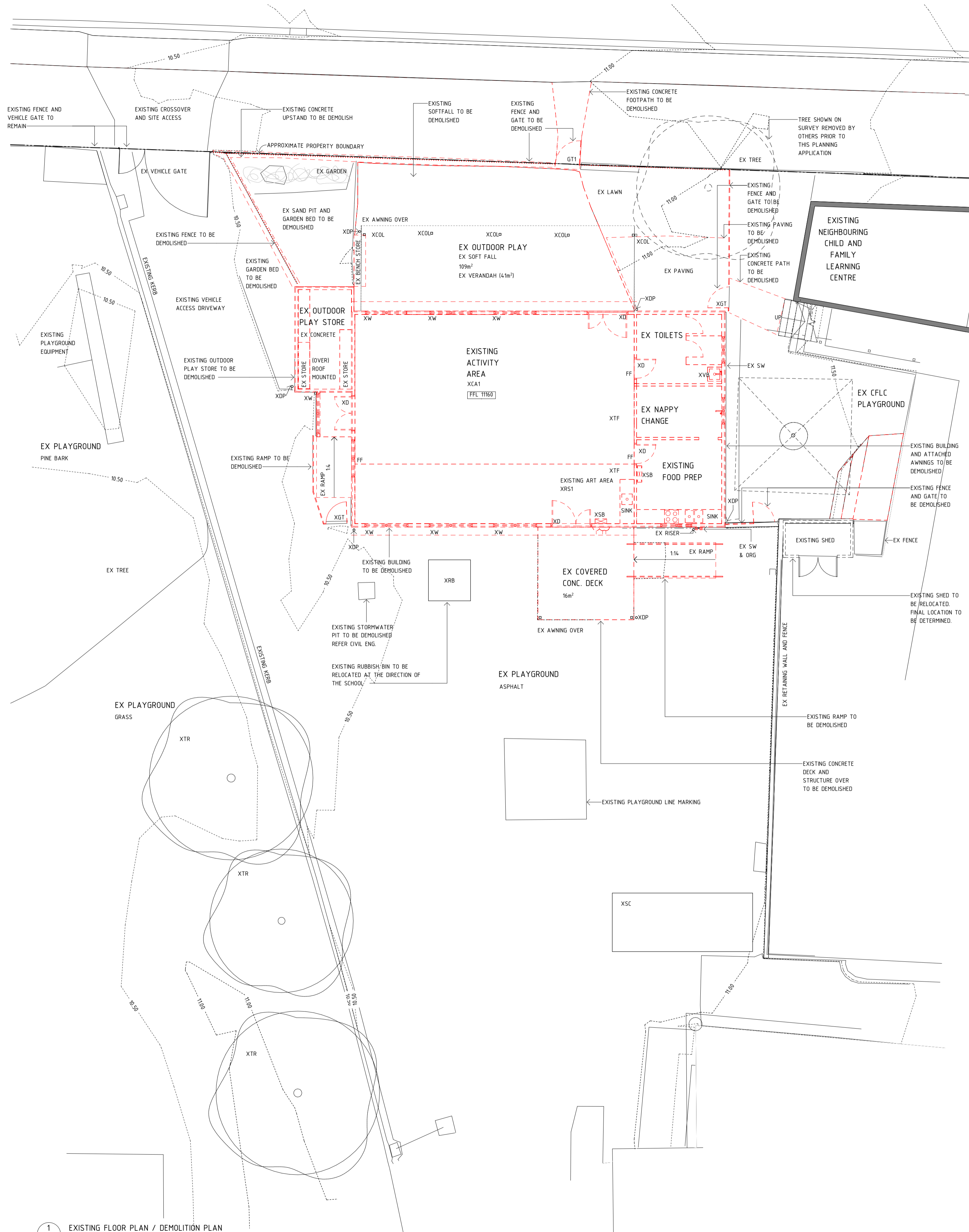
1 EXISTING SITE PLAN
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C DEVELOPMENT	08.12.25
APPLICATION	
B SCHEMATIC DESIGN	01.12.25
CLIENT APPROVAL	
A PRELIMINARY	13.11.25
rev. desc.	date

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address 19-21 THOMAS STREET, EAST DEVONPORT TAS 7310
code 2411
drawing EXISTING SITE PLAN
scale 1:500 @ A1
number



DEMOLITION NOTES
IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE INTEGRITY OF ALL EXISTING NEIGHBORING STRUCTURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE WORKS.

ALL DEMOLITION WORK, TEMPORARY PROPPING, STABILIZATION AND THE LIKE SHALL BE UNDERTAKEN IN STRICT ACCORDANCE WITH APPROPRIATE STRUCTURAL ENGINEERING ADVICE AND THEIR SAFE WORK METHODOLOGY.

THE EXISTING BUILDING CONTAINS ASBESTOS. REFER TO THE ASBESTOS REGISTER LOCATED IN THE APPENDIX OF THE ARCHITECTURAL SPECIFICATION FOR DETAILS EXISTING ASBESTOS SHALL BE REMOVED FROM SITE BY A SPECIALIST CONTRACTOR. REMOVAL AND DEMOLITION METHODOLOGY SHALL BE IN STRICT ACCORDANCE WITH REGULATORY STANDARDS AND REQUIREMENTS.

STRIP OUT AND SAFELY TERMINATE ALL EXISTING BUILDING SERVICES AS REQUIRED. CONFIRM WITH ENGINEERS DOCUMENTATION.

MAKE GOOD TO ALL AREAS AS REQUIRED.

REFER TO DEMOLITION DRAWINGS FOR SALVAGED ITEMS FOR EITHER RE-USE OR DISPOSAL. CONTRACTOR TO MAKE FULL ALLOWANCE FOR LAWFUL AND SAFE DISPOSAL OF ALL NON-SALVAGED ITEMS.

ASBESTOS REMOVAL SCOPE OF WORKS
THE CONTRACTOR SHALL MAKE FULL ALLOWANCE FOR THE COMPLETE REMOVAL, LAWFUL DISPOSAL AND CERTIFICATION OF ALL ASBESTOS AND ASBESTOS RELATED PRODUCTS IN ACCORDANCE WITH THE FOLLOWING SCOPE. REFER ALSO TO THE ASBESTOS REGISTER IN THE APPENDIX OF THE PROJECT SPECIFICATION.

ASBESTOS FLOORING AND ADHESIVE TO BE REMOVED FROM BUILDING 4 WITHIN THE DESIGNATED AREA.

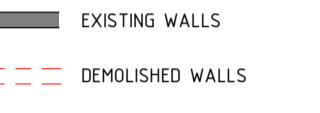
REQUIRED WORKS TO INCLUDE, SITE SET UP AND ESTABLISHMENT, REMOVAL OF ASBESTOS FLOOR TILES AND DIAMOND GRIND OF ASBESTOS BLACK ADHESIVE FROM FLOOR.

ASBESTOS MATERIAL TO BE REMOVED FROM ALL DECONTAMINATED STRUCTURES AND SURROUNDING AREAS.

ASBESTOS WASTE TO BE LOADED, WRAPPED AND TRANSPORTED AND DISPOSED TO A REGISTERED HAZARDOUS LANDFILL SITE IN STRICT ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.

THE CONTRACTOR SHALL MAKE FULL ALLOWANCE FOR PROGRESSIVE AIR MONITORING AND VISUAL INSPECTION TO BE CONDUCTED BY A LICENSED WORKSAFE TASMANIA ASBESTOS ASSESSOR AT COMPLETION OF ASBESTOS REMOVAL, AND TO ISSUE CLEARANCE CERTIFICATION AS PER THE REQUIRED CODE OF PRACTICE

- LEGEND**
- FF CHANGE IN FLOOR FINISH
 - G11 1500mm HIGH CHILD SAFE GATE
 - XCA1 EXISTING CARPET
 - XCOL EXISTING COLUMN
 - XDP EXISTING DOWN PIPE
 - XGT EXISTING GUTTER
 - XRB EXISTING RUBBISH BIN
 - XRS1 EXISTING RESILIENT FLOORING
 - XSB EXISTING SWITCH BOARD
 - XSC EXISTING SHIPPING CONTAINER
 - XTF EXISTING TIMBER FLOORING
 - XTR EXISTING TREE
 - XVB EXISTING VANITY BASIN



1 EXISTING FLOOR PLAN / DEMOLITION PLAN
1 : 100

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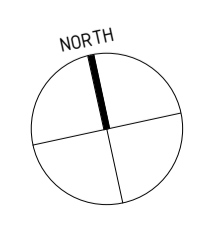
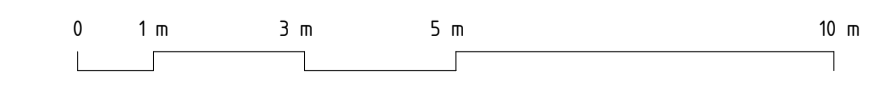
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I+2@I2ARCHITECTURE.COM

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client DEPARTMENT FOR EDUCATION AND YOUNG PEOPLE
address 19-21 THOMAS STREET, EAST DEVONPORT TAS 7310
code 2411

drawing EXISTING FLOOR PLAN / DEMOLITION PLAN

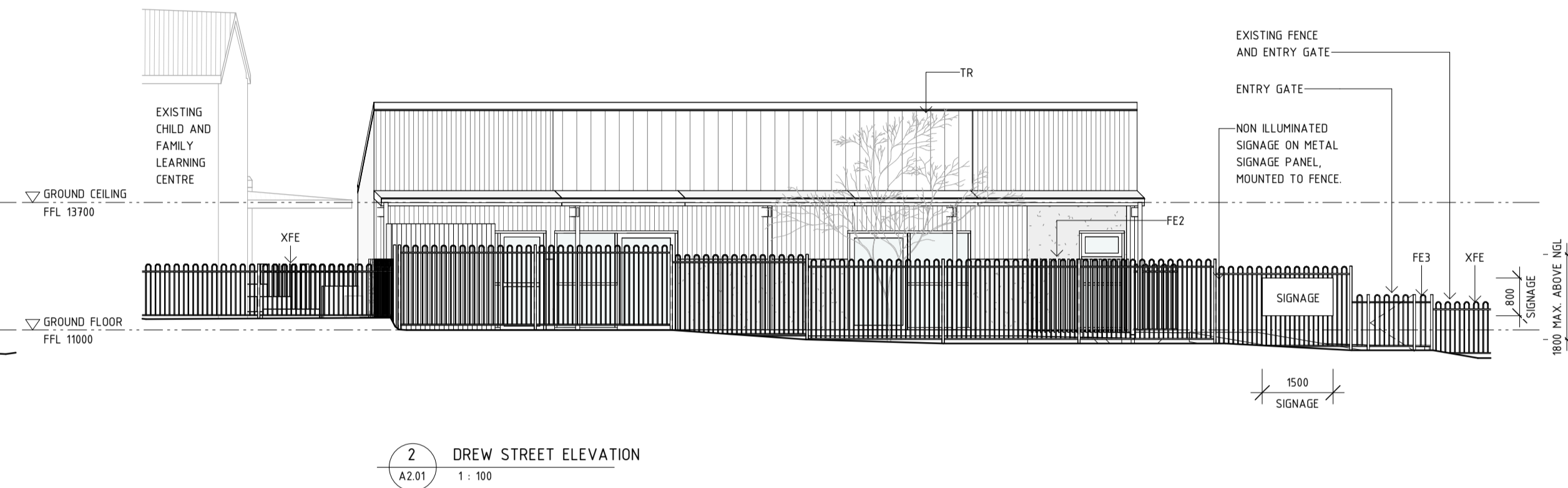
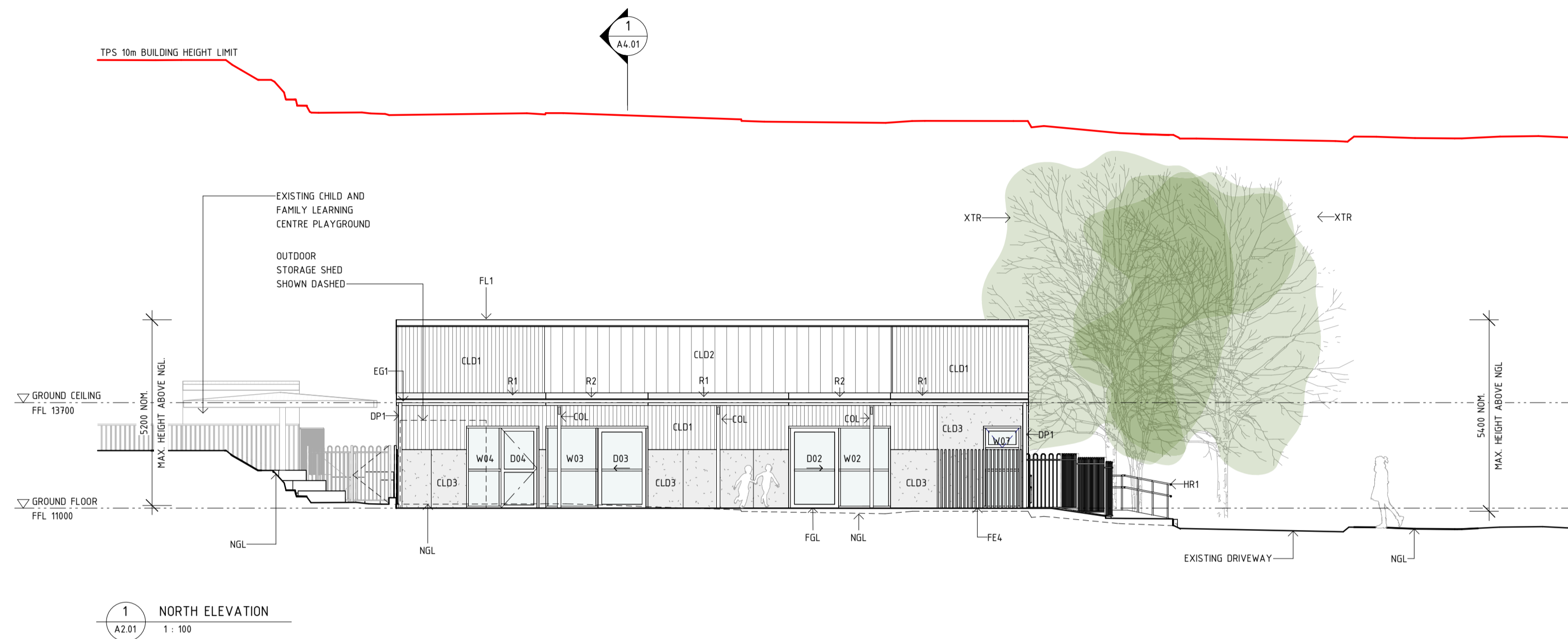
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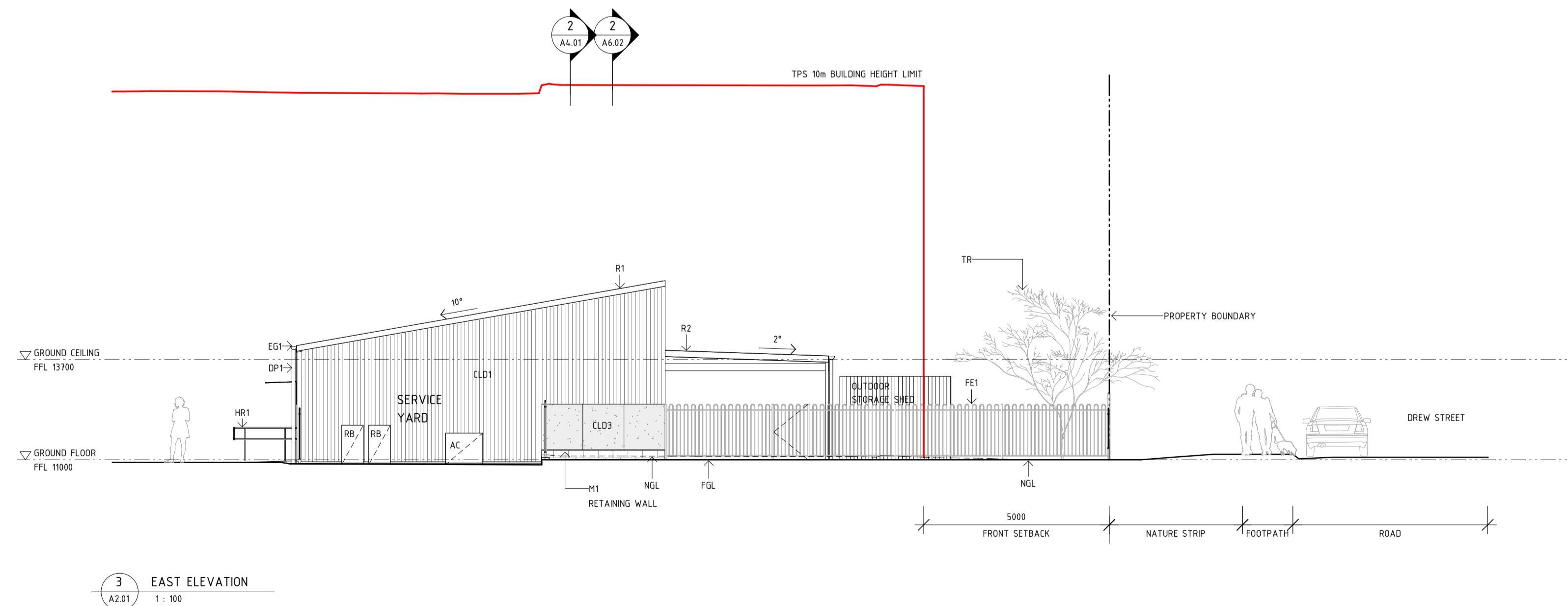
LEGEND

AC	EXTERNAL AC UNIT
CLD1	PROFILED METAL CLADDING LIGHT NEUTRAL COLOUR
CLD2	TRANSLUCENT POLYCARBONATE CLADDING
CLD3	PAINTED FIBRE CEMENT SHEET LIGHT NEUTRAL COLOUR
COL	COLUMN REFER ENG. DOC.
DP1	DOWNPIPE
EG1	HALF ROUND EAVES GUTTER
FE1	1500mm HIGH CHILDSAFE FENCE
FE2	1800mm HIGH CHILDSAFE FENCE
FE3	FENCE TO MATCH EXISTING
FE4	1500mm HIGH TIMBER BATTEN FENCE
FGL	FINISHED GROUND LEVEL
FL1	FLASHING TYPE 1
HR1	HANDRAIL TYPE 1
NGL	NATURAL GROUND LEVEL
R1	METAL ROOFING LIGHT NEUTRAL COLOUR
R2	TRANSLUCENT POLYCARBONATE ROOFING
RB	RUBISH BIN
TR	TREE REFER LANDSCAPE ARCHITECTURE
XFE	EXISTING FENCE
XTR	EXISTING TREE



1 NORTH ELEVATION
AZ.01
1:100

2 DREW STREET ELEVATION
AZ.01
1:100



3 EAST ELEVATION
AZ.01
1:100

D	DEVELOPMENT APPLICATION	08.12.25
C	SCHEMATIC DESIGN	01.12.25
B	CLIENT APPROVAL	
A	PRELIMINARY	13.11.25
rev.	desc.	date

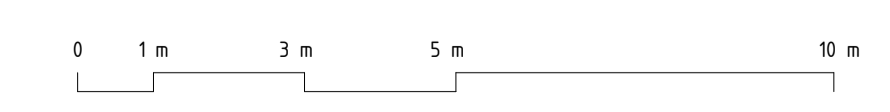
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client DEPARTMENT FOR EDUCATION AND YOUNG PEOPLE
address 19-21 THOMAS STREET, EAST DEVONPORT TAS 7310
code 2411

drawing ELEVATIONS 1

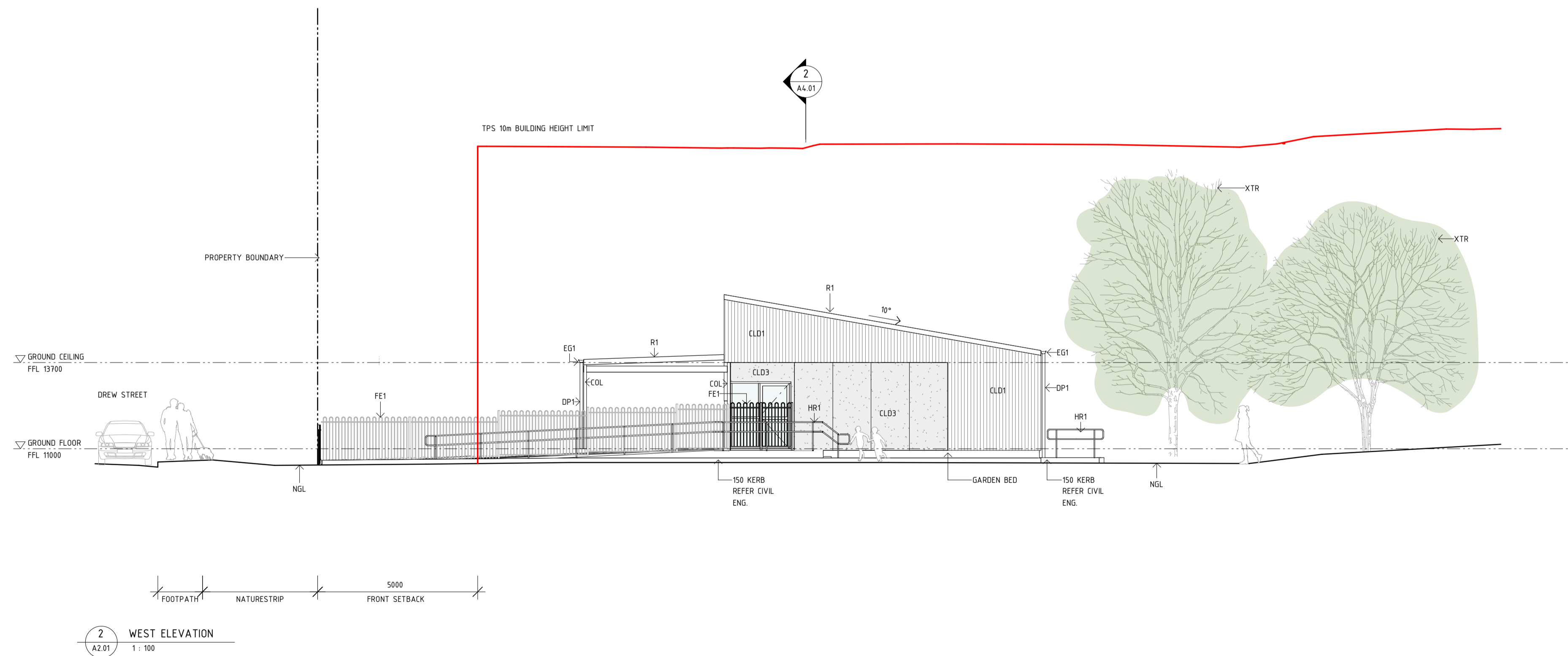
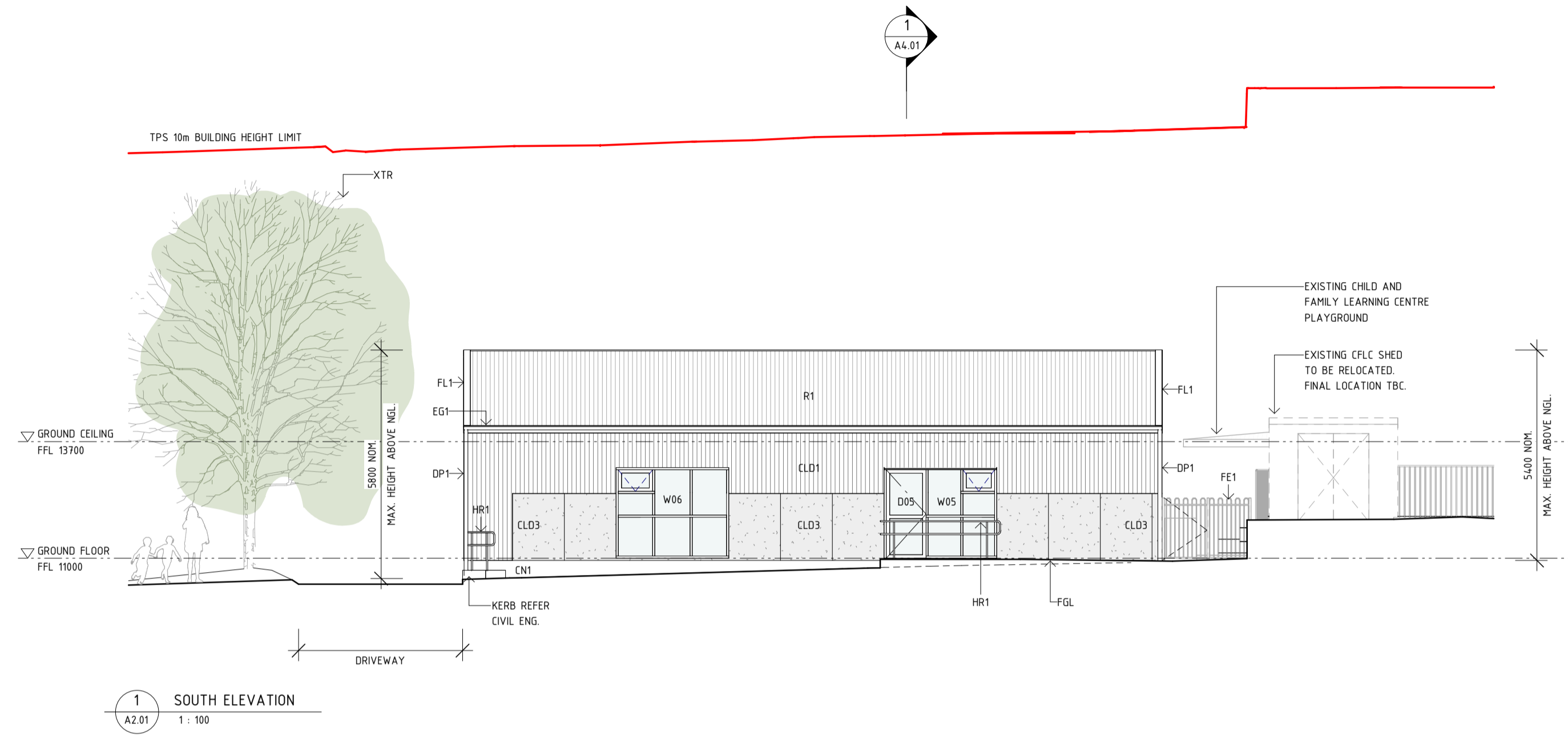
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number CD.A3.01



LEGEND

- CLD1 PROFILED METAL CLADDING LIGHT NEUTRAL COLOUR
- CLD3 PAINTED FIBRE CEMENT SHEET LIGHT NEUTRAL COLOUR
- CN1 CONCRETE REFER ENG. DOC.
- COL COLUMN REFER ENG. DOC.
- DP1 DOWNPIPE
- EG1 HALF ROUND EAVES GUTTER
- FE1 1500mm HIGH CHILDSAFE FENCE
- FGL FINISHED GROUND LEVEL
- FL1 FLASHING TYPE 1
- HR1 HANDRAIL TYPE 1
- NGL NATURAL GROUND LEVEL
- R1 METAL ROOFING LIGHT NEUTRAL COLOUR
- XTR EXISTING TREE



A DEVELOPMENT APPLICATION 08.12.25

rev. desc. date

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client DEPARTMENT FOR EDUCATION AND YOUNG PEOPLE

address 19-21 THOMAS STREET, EAST DEVONPORT TAS 7310

code 2411

drawing ELEVATIONS 2

scale 1:100 @ A1

number

CD.A3.02 A