



Meander Valley Council  
Working Together

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

|                   |   |
|-------------------|---|
| APPLICANT:        | <b>Engineering Plus - PA\26\0073</b>  |
| PROPERTY ADDRESS: | <b>4 Chapman Place HADSPEN (CT: 15378/83)</b>   |
| DEVELOPMENT:      | <b>Addition to Single dwelling (pool) &amp; Residential outbuilding - setback, building envelope.</b> |

The application can be inspected until **Tuesday, 11 November 2025**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 25 October 2025.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

|              |                      |                |                      |     |                      |   |                      |
|--------------|----------------------|----------------|----------------------|-----|----------------------|---|----------------------|
| Property No: | <input type="text"/> | Assessment No: | <input type="text"/> | -   | <input type="text"/> | - | <input type="text"/> |
| DA\          | <input type="text"/> | PA\            | <input type="text"/> | PC\ | <input type="text"/> |   |                      |

- Is your application the result of an illegal building work?  Yes  No Indicate by ✓ box
- Have you already received a Planning Review for this proposal?  Yes  No
- Is a new vehicle access or crossover required?  Yes  No

#### PROPERTY DETAILS:

|                               |  |   |   |
|-------------------------------|--|---|---|
| Address:                      | <input type="text" value="4 Chapman Place"/> | Certificate of Title:   | <input type="text" value="15378/83"/>   |
| Suburb:                       | <input type="text" value="Hadspen TAS"/>     | <input type="text" value="7290"/>                                       | Lot No: <input type="text" value="83"/> |
| Land area:                    | <input type="text" value="1056m2"/>          | <i>m<sup>2</sup> / ha</i>   |   |
| Present use of land/building: | <input type="text" value="Residential"/>     | <i>(vacant, residential, rural, industrial, commercial or forestry)</i> |   |

- Does the application involve Crown Land or Private access via a Crown Access Licence:  Yes  No
- Heritage Listed Property:  Yes  No

#### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |   |  |                                      |                                     |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry                 | <input type="checkbox"/> Other         |                                      |                                     |

Total cost of development (inclusive of GST):  *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building:  *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area:  m<sup>2</sup>      New building height:  m

Materials: External walls:  Colour:

Roof cladding:  Colour:

SP 15378

|  |  |                                       |
|--|--|---------------------------------------|
| <b>Owner:</b><br>Hadspen Development Company Pty. Ltd.           | <b>PLAN OF SURVEY</b><br>by Surveyor T. N. Woolford<br>of land situated in the | Register Number:<br><b>S.P. 15378</b> |
| <b>Title Reference:</b><br>3756-61                               | <b>TOWN OF HADSPEN</b>   | Effective from 10 APR 1981            |
| <b>Grantee:</b><br>Part of 1000 acres granted to Alexander Clerk | SCALE: 1:1000  | ACTING DEPUTY Recorder of Titles      |

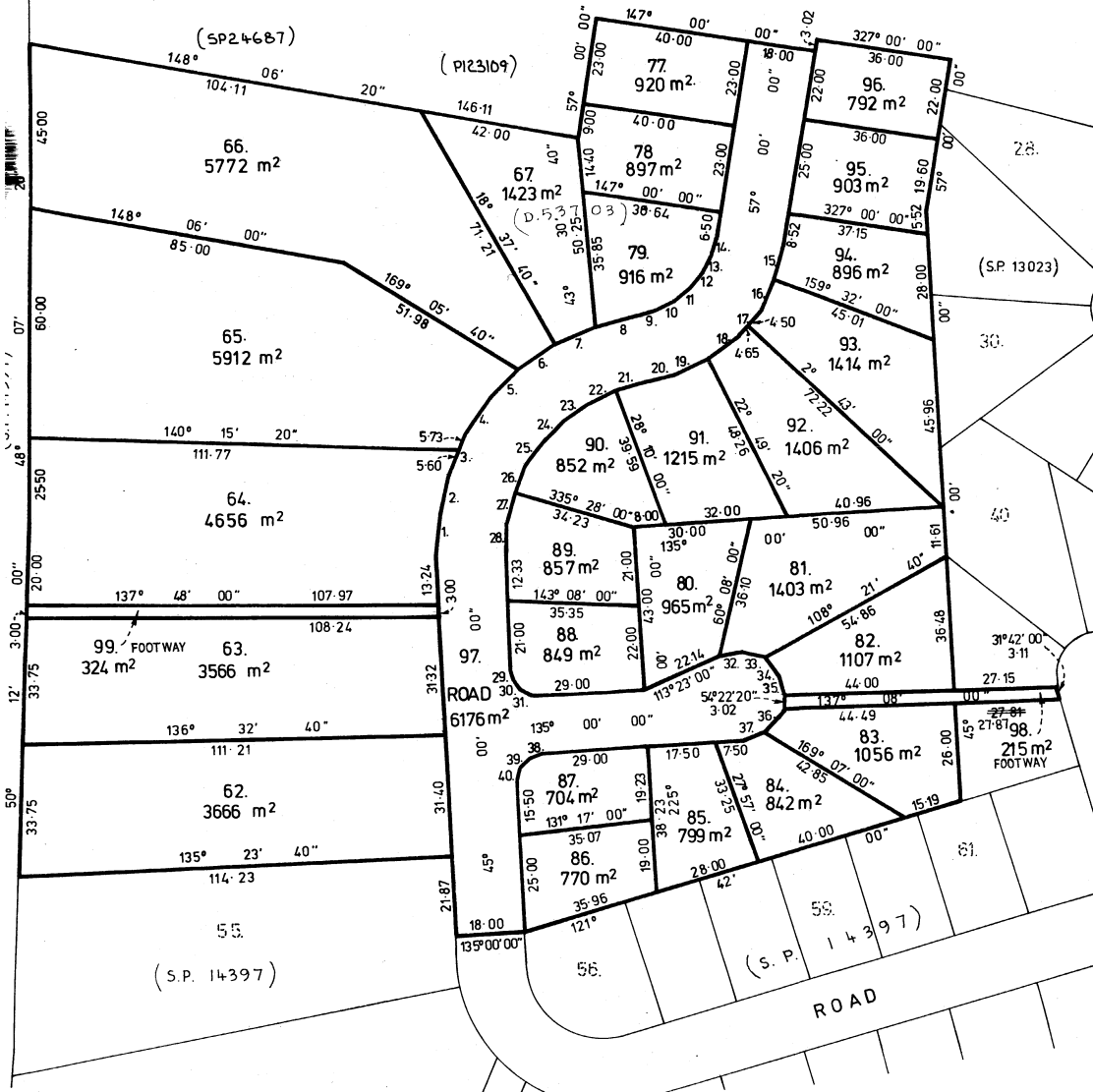
MEMO 2/12/60

SEE INSIDE FIELD  
NOTES FOR REPEC.

| LOT | CHORD | BEARING  | DISTANCE | LOT | CHORD    | BEARING  | DISTANCE |          |
|-----|-------|----------|----------|-----|----------|----------|----------|----------|
| 64  | 1     | 50° 19'  |          | 91  | 21       | 124° 41' |          |          |
|     | 2     | 60° 56'  |          |     | 22       | 114° 04' |          |          |
|     | 3     | 71° 34'  |          |     | 23       | 103° 26' |          |          |
| 65  | 4     | 82° 11'  | 11.33    | 90  | 24       | 92° 49'  | 7.99     |          |
|     | 5     | 92° 49'  |          |     |          |          |          |          |
|     | 6     | 103° 26' |          |     |          |          |          |          |
| 66  | 6     | 103° 26' |          | 89  | 25       | 82° 11'  |          |          |
| 67  | 7     | 114° 04' |          |     | 26       | 71° 34'  |          |          |
|     | 8     | 124° 41' |          |     | 27       | 60° 56'  |          |          |
| 79  | 9     | 123° 55' | 5.33     | 88  | 28       | 50° 19'  |          |          |
|     | 10    | 111° 45' |          |     |          | 29       | 30° 00'  | 3.11     |
|     | 11    | 99° 35'  |          |     |          | 30       | 0° 00'   |          |
|     | 12    | 87° 25'  |          |     |          | 31       | 330° 00' |          |
| 94  | 13    | 75° 15'  | 9.15     | 81  | 32       | 127° 36' | 5.90     |          |
|     | 14    | 63° 05'  |          |     |          | 33       |          | 156° 02' |
|     | 15    | 63° 05'  |          |     |          | 34       |          | 184° 28' |
| 93  | 16    | 75° 15'  |          | 35  | 32° 55'  |          |          |          |
|     | 17    | 87° 25'  |          | 36  | 84° 07'  | 9.18     |          |          |
| 92  | 18    | 99° 35'  |          | 37  | 120° 48' | 5.88     |          |          |
|     | 19    | 111° 45' |          | 38  | 120° 00' |          |          |          |
| 91  | 20    | 123° 55' |          | 39  | 90° 00'  | 3.11     |          |          |
|     |       |          |          | 40  | 60° 00'  |          |          |          |

(P 12058)

(SP 24687)



SEARCH OF TORRENS TITLE

|                 |                              |
|-----------------|------------------------------|
| VOLUME<br>15378 | FOLIO<br>83                  |
| EDITION<br>7    | DATE OF ISSUE<br>01-Feb-2017 |

SEARCH DATE : 15-Sep-2025

SEARCH TIME : 09.47 AM

DESCRIPTION OF LAND

Town of HADSPEN

Lot 83 on Sealed Plan 15378

Derivation : Part of 1,000 Acres Gtd to A Clerk

Prior CT 3883/79

SCHEDULE 1

B238665 TRANSFER to DAVID BERNARD MORRISON and LEANNE  
MICHELLE MORRISON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 15378 COVENANTS in Schedule of Easements (if any)

SP 15378 FENCING COVENANT in Schedule of Easements

M597443 MORTGAGE to De Lage Landen Pty Limited Registered  
01-Feb-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

PLAN NO. **S.P**  
**15378**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easement shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easement shewn on the plan is indicated by arrows.

COVENANTS

The owner of each lot shown on the plan covenants FIRST with the Vendor that the Vendor, Hadspen Development Company Proprietary Limited, shall not be required to fence AND SECONDLY with the Vendor and the owner or owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every lot shown on the plan and the residue of the land comprised in Certificate of Title Volume 3756 Folio 61 and each and every part thereof to observe the following stipulations:—

1. Not to excavate carry away or remove or permit or suffer to be excavated carried away or removed from the said lot or any part thereof any earth clay stone gravel or sand except such as may be necessary for the purpose of road construction and levelling or filling the said lot or any foundations of any building to be erected thereon.
2. Not to carry on or permit or suffer to be carried on on any part of the said lot the trade or business of a working tallow, Chandler, soap boiler or maker, manufacturing chemist, distiller, boiler maker, slaughterman, tanner, fellmonger, brickmaker, tilemaker, pipemaker, quarryman, pottery maker, or any other noxious trade or business or the sale or manufacture of any kind of intoxicating liquor.
3. Not to erect or place upon the said lot or any part thereof any shop building or erection whatsoever for the purpose of selling or offering or exposing for sale therein or thereon any articles wares or merchandise whatsoever.

THIS COPY SCHEDULE CONSISTS OF 3 PAGE/S

15378

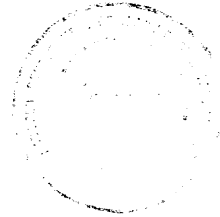
4. Not to erect on the said lot more than one main building, which said building shall not, without the previous consent in writing of the Vendor, be less than One hundred and sixteen square metres in area (excluding verandahs, garages and carports) PROVIDED THAT this covenant shall not hinder nor prevent the erection of two stratum title units on the said lot.
5. Not to use the main building erected on the said lot for any purpose other than as a private dwelling house PROVIDED THAT this covenant shall not hinder nor prevent the erection of two stratum title units on the said lot.
6. Not to erect on the said lot or any part thereof any dwelling house or building of a less value (exclusive of outbuildings) than Twenty thousand dollars such value to be the actual cost of labour and materials only and any question as to the value shall be settled by the Surveyor of the Vendor to whom all necessary vouchers shall be produced.
7. Not, without the previous consent in writing of the Vendor, to erect or re-erect on the said lot any building whatsoever which shall have been pulled down or demolished on any other land nor to use any second hand material whatsoever in the erection of any building on the said lot.
8. Not, without the previous consent in writing of the Vendor, to use roofing materials other than tiles or colourbonded material on any building erected on the said lot.
9. Not, without the previous consent in writing of the Municipality of Westbury, to cut down or interfere with any green trees or shrubs growing on the said lot except Lot 67 and Lots 77 to 96 inclusive PROVIDED NEVERTHELESS that this covenant shall not hinder nor prevent:
  - (a) The removal of such trees or shrubs as are necessary to enable a dwelling house and/or normal outbuildings to be erected on the said lot,
  - (b) The establishment and maintenance of a garden on the said lot,
  - (c) The removal of any diseased or dying trees from the said lot.
10. Not without the previous consent in writing of the Municipality of Westbury to erect any structure on the said lot except Lots 77 to 96 inclusive below the 137.16 metre contour level, based on the Hadspen Town Plan.
11. Not to affix or display upon any wall or fence upon the said lot or any part thereof any posters, bills or advertisements (except any notice or advertisement in the usual form for the sale or letting of such lot or any building erected thereon) or erect or place any hoarding or structure upon the said lot for use as a bill posting or advertising station. The Vendor or its agents and workmen may at any time without notice to the owner for the time being of any lot enter upon any lot or part thereof and remove any poster, bill, advertisement or any hoarding or structure which may be affixed displayed or erected thereon in contravention to this stipulation

AND the Vendor reserves the right to sell, lease or otherwise deal with any lot on the plan either subject to the conditions, stipulations and restrictive covenants hereinbefore set out or any one of them or not and subject to any waiver, modification, alteration or amendment or full release thereof as the

15378

Vendor thinks fit. The exercise of this right by the Vendor in relation to any lot shall not release the owner of any other lot from any of the conditions, stipuations or covenants effected or imposed upon such other lots or lot or give to the owner of any lot any right of action against the Vendor or any other persons

THE COMMON SEAL of Hadspen Development )
Company Proprietary Limited, the owner of )
the land comprised in Certificate of Title )
Volume 3756 Folio 61, was hereunto affixed )
by order of the Board of Directors in the )
presence of )



Handwritten signatures of the Director and Secretary.

) Director
) Secretary

SIGNED by Jessie Helen Sulzberger and )
Nest Laming Churchward, the Mortgagees )
under Memorandum of Mortgage Number )
in the presence of )

Handwritten signatures of Jessie Helen Sulzberger and Nest Laming Churchward.

Handwritten signature and title: Solicitor Launceston

SIGNED by Australia and New Zealand )
Banking Group Limited, the Mortgagee )
under Memorandum of Mortgage Number )
A649776, by its Attorney )
DAVID KEITH DIMSEY Area Manager)
for the time being of Australia and )
New Zealand Banking Group Limited for)
Tasmania who hereby certifies that he)
has received no notice of revocation )
of the Power of Attorney Number 54/19529 )
granted to him in the presence of )

Australia and New Zealand Banking
Group Limited by its Attorney

Handwritten signature and title: Area Manager

Handwritten signature and title: Bank Officer

15378

Certified correct for the purposes of the Real Property Act 1862, as amended.

*[Handwritten Signature]*

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Hadspen Development  
(Insert Subdivider's Full Name)

Company Proprietary Limited affecting land in

Certificate of Title Volume 3756 Folio 61  
(Insert Title Reference)

Sealed by ..... on ..... 19.....

X *[Handwritten Signature]* X  
Council Clerk/Town-Clerk

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## DRAWING SCHEDULE

A00 COVER PAGE  
 A01 SITE PLAN

## PROJECT INFORMATION

|                              |                              |
|------------------------------|------------------------------|
| BUILDING DESIGNER:           | GRANT JAMES PFEIFFER         |
| ACCREDITATION No:            | CC2211T                      |
| ZONE:                        | 8.0 GENERAL RESIDENTIAL ZONE |
| BUILDING CLASS:              | CLASS 10                     |
| LAND TITLE REFERENCE NUMBER: | 15378/83                     |
| DESIGN WIND SPEED:           | ASSUMED 'N2'                 |
| SOIL CLASSIFICATION:         | ASSUMED 'M'                  |
| CLIMATE ZONE:                | 7                            |
| BUSHFIRE-PRONE BAL RATING:   | N/A                          |
| ALPINE AREA:                 | N/A                          |
| CORROSION ENVIRONMENT:       | LOW                          |
| FLOODING:                    | NO                           |
| LANDSLIP:                    | LOW                          |
| DISPERSIVE SOILS:            | UNKNOWN                      |
| SALINE SOILS:                | UNKNOWN                      |
| SAND DUNES:                  | NO                           |
| MINE SUBSIDENCE:             | NO                           |
| LANDFILL:                    | NO                           |
| GROUND LEVELS:               | REFER PLAN                   |
| ORG LEVEL:                   | 75mm ABOVE GROUND LEVEL      |

## PROPOSED SHED AND SWIMMING POOL

4 CHAPMAN PL  
 HADSPEN TAS 7290

MEANDER VALLEY COUNCIL

| DEVELOPMENT AREA       |                       |
|------------------------|-----------------------|
| Name                   | Area                  |
| EXISTING DWELLING      | 247.13 m <sup>2</sup> |
| EXISTING STUDIO        | 131.89 m <sup>2</sup> |
| PROPOSED SHED          | 56.25 m <sup>2</sup>  |
| PROPOSED SWIMMING POOL | 16.20 m <sup>2</sup>  |
|                        | 451.46 m <sup>2</sup> |

## ISSUED FOR APPROVAL



| LEGEND |            |
|--------|------------|
|        | SEWER      |
|        | WATER      |
|        | STORMWATER |

**DRAINAGE**  
 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 NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**NOTE**  
 STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

**NOTE:**  
 ALL WORKS ARE TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE(NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, RELEVANT REPORT WILL BE PRESENTED. BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION.

**ISSUED FOR APPROVAL**

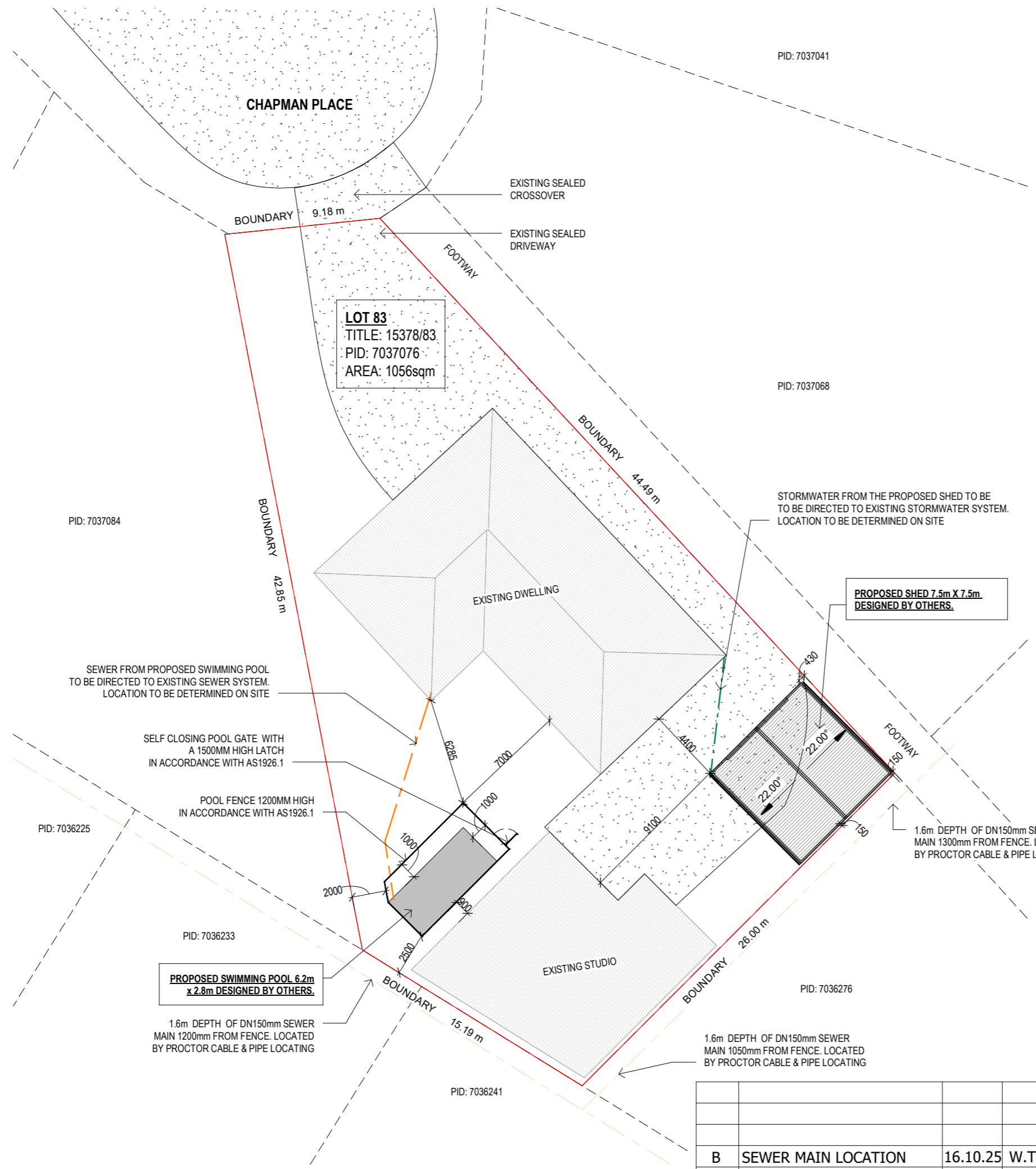
Copyright ©

Client: **D. & L. MORRISON**  
 Project: **PROPOSED SHED AND SWIMMING POOL**  
 Address: **4 CHAPMAN PL HADSPEN TAS 7290**

Office: 6331 7021  
 info@engineeringplus.com.au

Accredited Building Designer  
 Designer Name: **J. Pfeiffer**  
 Accreditation No: **CC2211T**

Drawing No: **2025-198 A01 / A01** Rev **B**

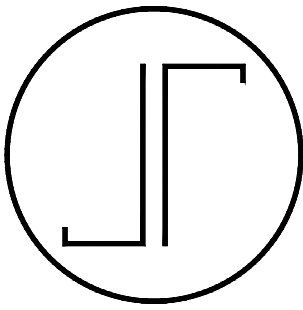


**SITE PLAN**  
 SCALE 1 : 250

|      |                     |          |      |
|------|---------------------|----------|------|
| B    | SEWER MAIN LOCATION | 16.10.25 | W.T  |
| A    | ISSUED FOR APPROVAL | 22.09.25 | W.T  |
| -    | ISSUED FOR REVIEW   | 25.08.25 | W.T  |
| Rev: | Amendment:          | Date:    | Int: |

Date Drawn: 25.08.25  
 Drawn: W. Tan  
 Checked: C. Lim  
 Approved: J. Pfeiffer  
 Scale: As Shown @ A3

Accredited Building Designer  
 Designer Name: **J. Pfeiffer**  
 Accreditation No: **CC2211T**



**SUMMERMORE Pty Ltd** ABN 42 108 898 433

**PO Box 1671**

**Browns Plains BC**

**Queensland, 4118**

**Tel: 07 3800 0973**

**W: [www.summertime.com.au](http://www.summertime.com.au)**

Wednesday, 16 April 2025

Barrier Reef Pools  
9 Doug Sullivan Crt  
Beaudesert, QLD, 4285

**GENERIC STRUCTURAL DESIGN CERTIFICATION (24-6293)  
FIBREGLASS SWIMMING POOLS  
THIS CERTIFICATE EXPIRES ON 01ST MAY 2026**

We, Summermore Pty Ltd, being Registered Structural and Civil Engineers, hereby certify the design of the Structural Design of Fibreglass Swimming Pools as detailed in the attached drawings, 13-6293-S02, S07, S07A, S08, S10-S12, S14-S15, S19, S26, S30, S36, S39-S40, S42-S45, S47-S50, S52-S54, S57-S58, S60-S69 (REV-BB), 21-23626-S01, 15-8696-S01-S03, 16-6293A-S01 & 18-6293B-S01, have been designed in accordance with widely accepted engineering principles and the referenced codes of practice.

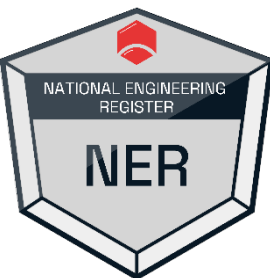
|                    |  |
|--------------------|--|
| AS/NZS1170.0:2002  | Structural Design Actions—General Principles                               |
| AS/NZS1170.1: 2002 | Structural Design Actions—Permanent, Imposed & Other Actions               |
| AS/NZS1838:2021    | Swimming Pools—Premoulded fibre-reinforced plastics—Design and Fabrication |
| AS/NZS1839:2021    | Swimming Pools—Premoulded fibre-reinforced plastics—Installation           |
| AS3600:2018        | Concrete Structures  |
| AS 3633-1989       | Private swimming pools - Water quality                                     |
| AS 1926.3:2010     | Swimming Pool Safety - Water Recirculation Systems                         |

This certification is limited to the documentation supplied and compliance with the requirements of the published codes of practice listed and should not be used for any other purpose. Summermore Pty Ltd accepts no responsibility for information that has not been expressly identified as part of this assessment. This assessment can only be relied upon by the addressee and cannot be relied upon by any third party. Summermore Pty Ltd accepts no responsibility for any third party that seeks to rely upon this assessment.

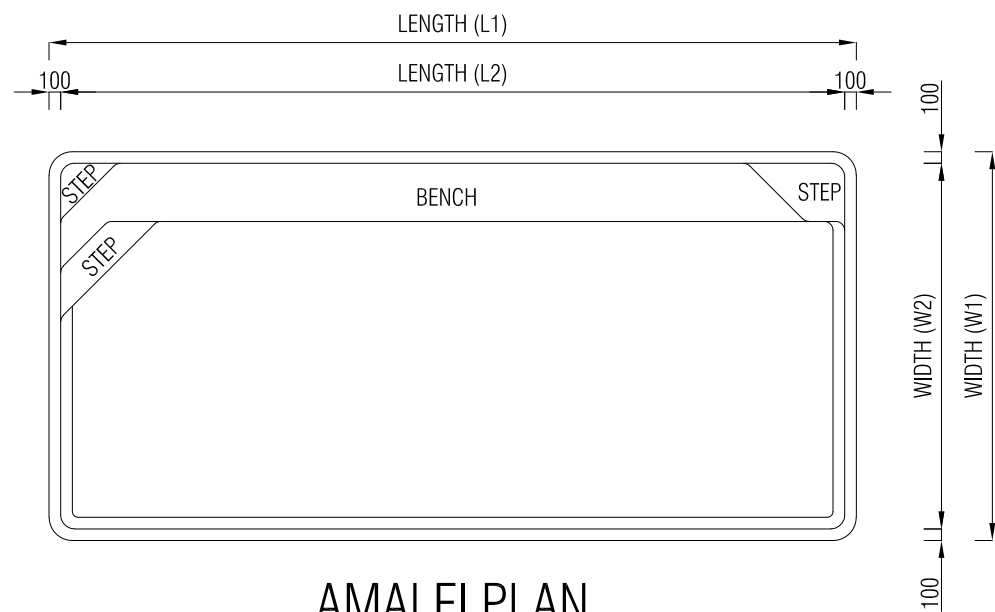
If we can be of any further assistance in this matter, please do not hesitate to contact this office.

Yours Faithfully

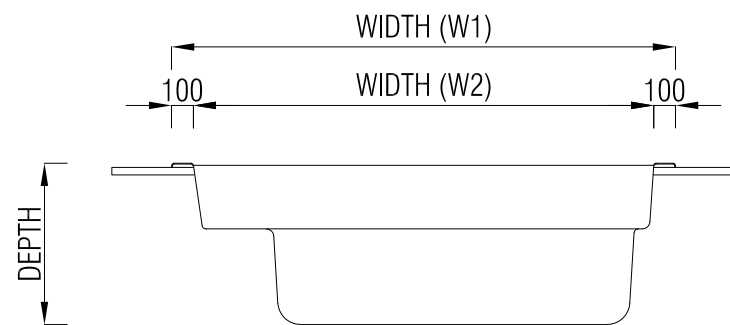
Ronald Bell  
FIEAust (891940), CPEng, NER, APEC Engineer, IntPE(Aus), Registered Engineer Structural NSW (BDC04601).  
Director  
Summermore Pty Ltd



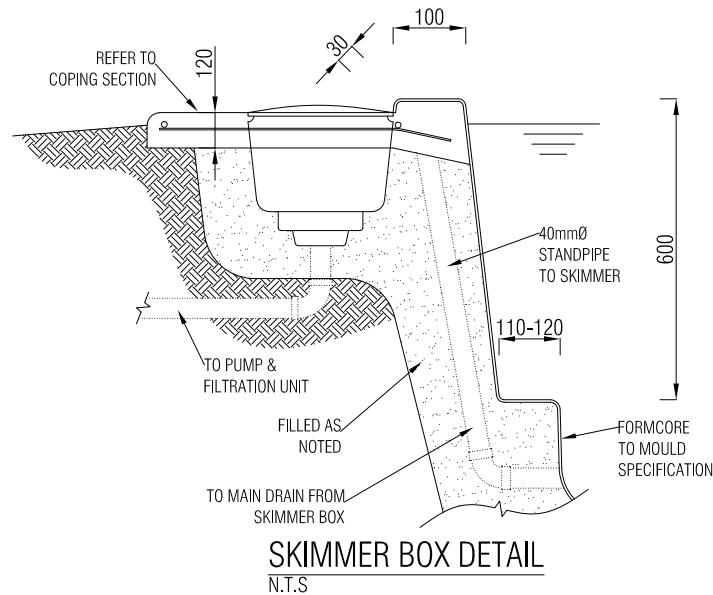




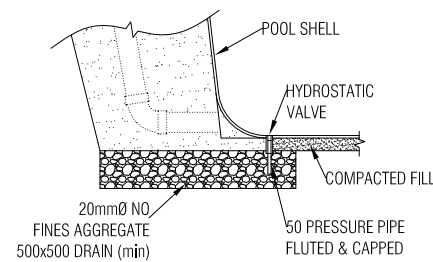
**AMALFI PLAN**  
N.T.S



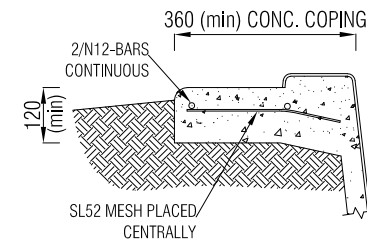
**SECTION**  
N.T.S



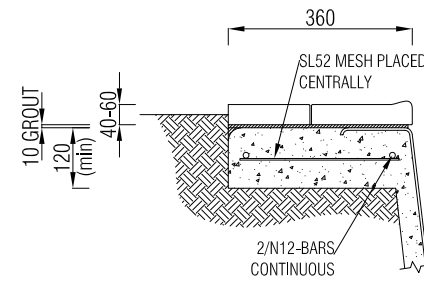
**SKIMMER BOX DETAIL**  
N.T.S



**HYDROSTATIC VALVE DETAIL**  
N.T.S



**CONCRETE COPING DETAIL**  
N.T.S \* Concrete paving beside coping shall not be fixed to pool coping.



**ALTERNATIVE FOR PAVERS**  
N.T.S

**GENERAL NOTES**

1. PROVIDE A 100mm (min) THICK BEDDING LAYER OF NON-COHESIVE PERMEABLE MATERIAL (max) SIZE 12mm.
2. WORK TO COMPLY WITH AS1838:2021 SAA PREMOULDED REINFORCED PLASTIC SWIMMING POOLS & AS1839:2021 SWIMMING POOLS - PREMOULDED FIBRE-REINFORCED PLASTICS - INSTALLATION & THE REQUIREMENTS OF ALL THE RELEVANT STATUTORY AUTHORITIES.
3. THE GRANULAR BASE SHALL BE SCREEDED & COMPACTED TO PROVIDE UNIFORM SUPPORT FOR THE SHELL. PLACE GRAVEL, PLUG, LEVEL THE POOL, HANDLING WITH A CENTRE SPREADER.
4. BEDDING TO BE RAMMED BETWEEN SHELL & EXCAVATION IN LAYERS WHEN POOL HAS BEEN FILLED, COMPLETE THE SURROUND.
5. THE FIBREGLASS SHELL SHALL HAVE A MINIMUM THICKNESS OF 4.2mm WITH 3 LAYERS OF 0.025 LBS/FT<sup>2</sup> ROVINGS.
6. THE FLOOR SHALL HAVE 3 LAYERS OF CHOP STRAND FIBREGLASS.
7. THE RIBS SHALL HAVE 1 LAYER OF 600gr/m<sup>2</sup>.
8. ROVINGS OVER RIBS FORMS & LAMINATED TO POOL WALLS.
9. RESIN TO GLASS RATIO 2:1 BY WEIGHT.
10. GRIP RAILS & COPING TO BE 10mm (min) THICKNESS.
11. CONCRETE STRENGTH TO BE N20/20/100.
12. FILTER TO BE CONNECTED TO SKIMMER BOX & WATER RETURN PORTS WITH 40mmØ PVC PRESSURE PIPE & FITTINGS, FIT UP TO HYDROSTATIC VALVE, RETURN PIPES SHALL BE 50mmØ.
13. NO RESPONSIBILITY WILL BE TAKEN BY THE CONSULTING ENGINEER FOR DIMENSIONS OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE AND NEIGHBOURING STRUCTURES IN A SAFE AND STABLE CONDITION DURING CONSTRUCTION. NO PART SHALL BE OVERSTRESSED.
15. THIS POOL IS NOT INTENDED FOR USE ON ABOVE GROUND INSTALLATIONS OR DESIGNED TO BE EMPTIED WITHOUT THE APPROVAL OF BARRIER REEF POOLS P/L.
16. ALL POOLS TO HAVE 1/N12 INSIDE & OUTSIDE OF COPING ON THE LONGEST SIDE & 1/N12 EACH END.
17. ALL LAPPING OF BARS TO BE 600mm (min) & TIED.
18. POOLS OVER 8400mm LONG ARE TO HAVE 2/N12 BARS ON OUTSIDE OF COPING 50mm APART.
19. THIS POOL IS SUITABLE FOR SOIL CLASSIFICATIONS OF 'A', 'S', 'M' & 'H1' SITES.
20. FOR SOIL CLASSIFICATIONS OF 'H2' & 'E' SITES REFER TO CERTIFICATION LETTER FOR REQUIRED ADJUSTMENTS.
21. ALL SOIL CLASSIFICATIONS OF 'P' SITES SHALL BE REFERRED TO AN ENGINEER.

| AMALFI RANGE |             |             |            |            |                |                |
|--------------|-------------|-------------|------------|------------|----------------|----------------|
| POOL         | LENGTH (L1) | LENGTH (L2) | WIDTH (W1) | WIDTH (W2) | MIN DEPTH (D1) | MAX DEPTH (D2) |
| AMALFI 8.2   | 8200        | 8000        | 2800       | 2600       | 1310           | 2015           |
| AMALFI 7.2   | 7200        | 7000        | 2800       | 2600       | 1310           | 1930           |
| AMALFI 6.2   | 6200        | 6000        | 2800       | 2600       | 1310           | 1835           |
| AMALFI 5.2   | 5200        | 5000        | 2800       | 2600       | 1310           | 1735           |
| AMALFI 4.2   | 4200        | 4000        | 2800       | 2600       | 1310           | 1635           |

\* All measurements are mm.

| DRAWING REVISIONS                |             |    |      | REFERENCE DRAWINGS |       |  |  | COPYRIGHT   |  |  |  | SIGNED APPROVAL        |  |  |  | Summermore Pty Ltd  |  |  |  | CLIENT                                     |  |  |  | PROJECT                    |  |  |  |
|----------------------------------|-------------|----|------|--------------------|-------|--|--|---|--|--|--|------------------------|--|--|--|---|--|--|--|--|--|--|--|----------------------------|--|--|--|
| ISSUED FOR CONSTRUCTION          |             |    |      | RAB APR2025        |       |  |  | THESE DESIGNS, PLANS AND INFORMATION ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART OR TO BE USED ON ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF SUMMERMORE PTY LTD |  |  |  | APPROVED:  16 APR 2025 |  |  |  | Consulting Engineers  |  |  |  | BARRIER REEF GROUP                         |  |  |  | GENERIC STRUCTURAL DETAILS |  |  |  |
| REVISED AS PER CLIENTS REQUESTS  |             |    |      | GAB JUL2023        |       |  |  | DO NOT SCALE FROM THESE DRAWINGS.   |  |  |  | RPEQ: 6715             |  |  |  | ACN: 108 898 433<br>ABN: 42 108 898 433<br>ron@summermore.com.au<br>www.summermore.com.au |  |  |  | 9 Doug Sullivan Ct, Beaudesert, QLD, 4285. |  |  |  | TITLE: AMALFI RANGE        |  |  |  |
| PRELIMINARY FOR CLIENTS APPROVAL |             |    |      | GAB OCT2022        |       |  |  | SCALE: AS SHOWN   |  |  |  | DRAWN: GAB JUL 2023    |  |  |  | PO Box 1671 Browns Plains BC, QLD, 4118   |  |  |  | DRAWING NUMBER: 13-6293-S66                |  |  |  | REV: BB                    |  |  |  |
| PRELIMINARY FOR CLIENTS APPROVAL |             |    |      | GAB OCT2013        |       |  |  | ORIGINAL DRAWING SIZE at A3   |  |  |  | PHONE: 07 3800 0973    |  |  |  | FAX: 07 3800 1860   |  |  |  |  |  |  |  |                            |  |  |  |
| REV                              | DESCRIPTION | BY | DATE | DRAWING NAME       | TITLE |  |  |   |  |  |  |                        |  |  |  |   |  |  |  |  |  |  |  |                            |  |  |  |

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

Form **35**

To:  *Owner name*  
 *Address*  
  *Suburb/postcode*

## Designer details:

Name:  *Category:*   
 Business name:  *Phone No:*   
 Business address:   
  *Fax No:*   
 Licence No:  *Email address:*

## Details of the proposed work:

**Owner/Applicant**  *Designer's project reference No.*   
**Address:**  *Lot No:*

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

### Description of work:

New class 10a building (non-habitable shed) with importance Ivl 2 of size 7.500m span x 7.500m long x 3.300m eaves height. The building consists of cold formed steel framing members and cladding along with reinforced concrete pavement slab on ground where shown.

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

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

| Certificate Type:                                      | Certificate   | Responsible Practitioner  |
|--|---|---|
|  | <input type="checkbox"/> Building design              | Architect or Building Designer  |
|  | <input checked="" type="checkbox"/> Structural design | Engineer or Civil Designer  |
|  | <input type="checkbox"/> Fire Safety design           | Fire Engineer   |
|  | <input type="checkbox"/> Civil design                 | Civil Engineer or Civil Designer  |
|  | <input type="checkbox"/> Hydraulic design             | Building Services Designer  |
|  | <input type="checkbox"/> Fire service design          | Building Services Designer  |
|  | <input type="checkbox"/> Electrical design            | Building Services Designer  |
|  | <input type="checkbox"/> Mechanical design            | Building Service Designer   |
|  | <input type="checkbox"/> Plumbing design              | Plumber-Certifier; Architect, Building Designer or Engineer                   |
|  | <input type="checkbox"/> Other (specify)              |   |
| Deemed-to-Satisfy: <input checked="" type="checkbox"/> |   | Performance Solution: <input type="checkbox"/> <i>(X the appropriate box)</i> |

**Other details:**

The design complies with the following deemed-to-satisfy parts of 2022 NCC-BCA Vol. 2 & Housing Provisions:

- Part H1D4(1)(a)(ii) for resistance of concrete (AS3600)
- Housing provision 2.2.4 for resistance of fastenings in concrete (AS5216)
- Part H1D6(3)(c) for resistance of cold-formed steel members (AS/NZS4600)
- Housing provision 2.2.3(a), (b) & (c) for the following actions to AS/NZS1170 parts 1 to 4:
  - o Imposed: 2.5 kPa to slab (light vehicles) where slab is shown
  - o Wind: Importance level 2, Region A4, Terrain Cat. 2.86, Topographic (Mt) 1.08, Shielding (Ms) 0.84 and Site wind speed (V<sub>sit,β</sub>) 34.30 m/s
  - o Snow: 0.00 kpa
  - o Earthquake: Design category I

**Design documents provided:**

The following documents are provided with this Certificate –

*Document description:*

|                                       |                          |            |
|---------------------------------------|--------------------------|------------|
| Drawing numbers:                      | Prepared by:             | Date:      |
| LINV99562312 sheets 1 to 9 revision A | Venn Engineering Pty Ltd | 22/09/2025 |
| Schedules:                            | Prepared by:             | Date:      |
| Specifications:                       | Prepared by:             | Date:      |
| Computations:                         | Prepared by:             | Date:      |
| Performance solution proposals:       | Prepared by:             | Date:      |
| Test reports:                         | Prepared by:             | Date:      |

**Standards, codes or guidelines relied on in design process:**


2022 National Construction Code – Building Code of Australia Volume 2 & Housing Provisions  
 Australian Standard for Structural design Actions parts 0, 1, 2, 3 & 4 (AS/NZS 1170)  
 Australian Standard for Cold-formed Steel Structures (AS/NZS 4600:2018)  
 Australian Standard for Concrete Structures (AS 3600:2018)  
 Australian Standard for Post-installed Fasteners in Concrete (AS 5216:2021)  
 Australian Steel Institute Design Guide Portal Frame Steel Sheds and Garages 2nd edition June 2014

**Any other relevant documentation:****Attribution as designer:**

I, Grant Wood, am responsible for the design of that part of the work as described in this certificate;

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

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

|             |                      |   |             |
|-------------|----------------------|---|-------------|
|             | <i>Name: (print)</i> | <i>Signed</i>   | <i>Date</i> |
| Designer:   | Grant Wood           |  | 22/09/2025  |
| Licence No: | 690930425            |   |             |

**Assessment of Certifiable Works: (TasWater)**

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

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

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

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

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

**Certification:**

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

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

|           |                      |                      |                      |
|-----------|----------------------|----------------------|----------------------|
|           | <i>Name: (print)</i> | <i>Signed</i>        | <i>Date</i>          |
| Designer: | <input type="text"/> | <input type="text"/> | <input type="text"/> |

# Proctor Cable & Pipe Locating

MPH Building - 4 Chapman Place Hadspen

Complete

|  |   |                      |   |                |   |
|--|---|----------------------|---|----------------|---|
| <b>Score</b>   | 7 / 8 (87.5%)                             | <b>Flagged items</b> | 1 | <b>Actions</b> | 0 |
| <b>Conducted on</b>                                  | 13.10.2025 20:45 AEDT                     |                      |   |                |   |
| <b>Prepared by Proctor Cable &amp; Pipe Locating</b> | MPH Building - 4 Chapman Place<br>Hadspen |                      |   |                |   |
| <b>DBYD REFERRAL</b>                                 | 51412794                                  |                      |   |                |   |
| <b>Date Requested</b>                                | 13.10.2025 20:47 AEDT                     |                      |   |                |   |
| <b>ADDRESS (street name and number)</b>              | 4 Chapman Place Hadspen                   |                      |   |                |   |

**Flagged items**

1 flagged

Audit / Note

**Client onsite during locations**

No

|  |                           |
|--|---------------------------|
| <b>Audit</b>                                       | 1 flagged, 6 / 7 (85.71%) |
| Note   | 1 flagged, 6 / 7 (85.71%) |
| <b>Plans received as per DBYD request</b>          | Yes                       |
| <b>Plans Current Check dates</b>                   | Yes                       |
| <b>Plans show assets in vicinity of dig zone</b>   | Yes                       |
| <b>Client onsite during locations</b>              | No                        |
| <b>Site record completed</b>                       | Yes                       |
| <b>DBYD plans provided for client</b>              | Yes                       |
| <b>Potholing completed</b>                         | No                        |
| <b>Site marking completed</b>                      | Yes                       |
| <b>GPR ( Ground Penetrating Radar) Recommended</b> | N/A                       |
| <b>NDD Recommended</b>                             | Yes                       |
| Assets Located                                     | 1 / 1 (100%)              |
| <b>Telecommunications</b>                          | N/A                       |
| <b>Power</b>                                       | N/A                       |
| <b>Water/recycled water</b>                        | N/A                       |
| <b>Sewer</b>                                       | Yes                       |

Located and marked TasWater sewermain inside property number 1 Primrose Place Hadspen in area behind where new shed is planned to go inside property 4 Chapman Place. Sewermain is approximately 1600mm deep and between 1050 & 1300mm from boundary fence inside property 1 Primrose Place.



Photo 1

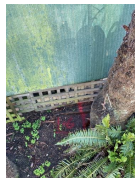


Photo 2

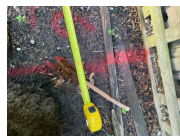


Photo 3

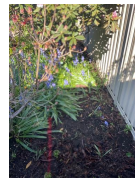


Photo 4



Photo 5



Photo 6



Photo 7

Storm water

N/A

N/A

Additional Notes

Located and marked Taswater sewermain inside property 24 South Esk Drive Hadspen behind property 4 Chapman Place where new proposed swimming pool is to be placed. Sewermain is approximately 1600mm deep and 1200mm from fence behind 4 Chapman Place. This appears well clear of proposed works.

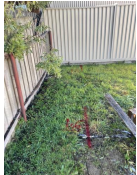


Photo 8



Photo 9

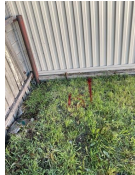


Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

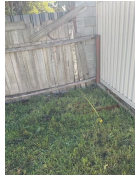


Photo 16



Photo 17

Completion

Stephen Proctor  
13.10.2025 20:57 AEDT

Conducted By

Stephen Proctor

**\*\* All locations are indication only, all locations must be hand pot holed or exposed using NDD (non destructive digging) prior to using machinery**

**\*\* Locations are completed in accordance with Australia Standard AS5488 - 2013.**

**\*\* GPR determines targets only and must be hand pot holed or exposed using NDD (non destructive digging) for confirmation prior to using machinery.**

**\*\* The located assets are those that could be determined using the DBYD plans as a guide.**

Yes

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

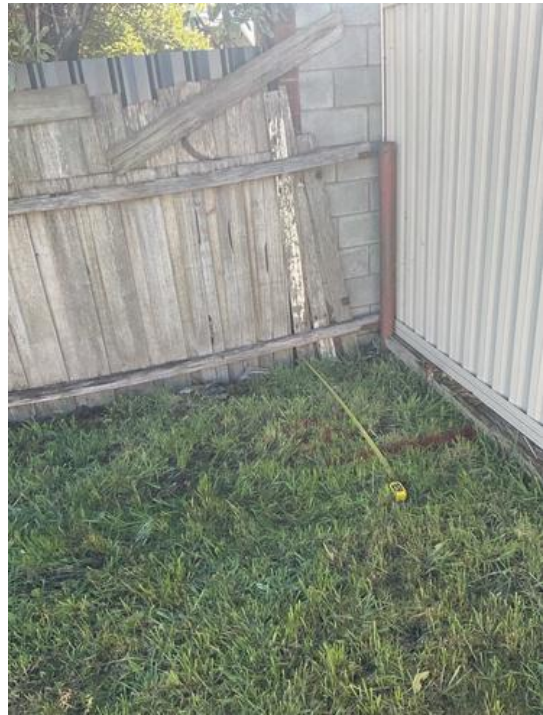


Photo 16



Photo 17