



PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900

admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

Alistair Bracken

Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025266**

Location: **47 Southwood Avenue, Penguin**

Proposal: **Residential – single dwelling**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before **24 December 2025**


Date of Notification: **10 December 2025**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

 **CENTRAL COAST COUNCIL**
LAND USE PLANNING
Received: 04/11/2025
Application No: DA2025266
Doc ID: 536749

Office use only: *Zone:* *Permit Pathway – NPR/Permitted/Discretionary*

Use or Development Site:

Site Address 47 Southwood Avenue, Penguin

Certificate of Title Reference 183488/21

Land Area 638.2m2 **Heritage Listed Property** NO YES

Applicant(s)

First Name(s) Samuel **Surname(s)** Walters

Company name (if applicable) Platinum Pro Construction **Contact No:** 03 6427 2676

Postal Address: Po box 2090 Spreyton, TAS, 7310

Email address: info@platinumproconstruction.com.au

Please tick box to receive correspondence and any relevant information regarding your application via email.

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s) Brodie & Tiana **Middle Names(s)**

Surname(s) Daniels **Company name** (if applicable)

Please see attached documentation regarding title docs being released into owners names.

Postal Address:

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Residential Dwelling

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 580,000 Estimate/ Actual

Total floor area of the development 230.9.m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Samuel Walters , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant 

Date 30/10/2025

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN


I, _____ the Minister
 responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date _____

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we Samuel Walters
 declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  _____ Date 30/10/2025

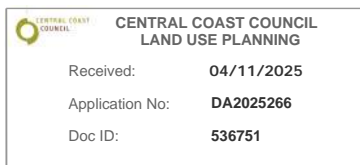
Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

SEARCH OF TORRENS TITLE

VOLUME 183488	FOLIO 21
EDITION 1	DATE OF ISSUE 19-Oct-2022

SEARCH DATE : 30-Oct-2025

SEARCH TIME : 09.32 AM



DESCRIPTION OF LAND

Town of PENGUIN

Lot 21 on Sealed Plan 183488

Derivation : Part of 50A-2R-0P Gtd. to W. Splean

Prior CT 181413/95

SCHEDULE 1

M702366 & M806590 TRANSFER to LANDSCAPE NOW CIVIL PTY LTD
Registered 12-Mar-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP183488 EASEMENTS in Schedule of Easements

SP183488 COVENANTS in Schedule of Easements

SP183488 FENCING PROVISION in Schedule of Easements

SP178123, SP179558 & SP181413 COVENANTS in Schedule of
Easements

SP178123, SP179558 & SP181413 FENCING PROVISION in Schedule of
Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: DARREN GEOFFREY RAWLINGS
LOUISE ELLEN RAWLINGS
LANDSCAPE NOW CIVIL PTY LTD

FOLIO REFERENCE: F/R178123/98
F/R181413/95

GRANTEE:
Part of 50A-2R-0P Gtd. to W. Splean.

PLAN OF SURVEY

BY SURVEYOR: LEN C. MACKENZIE
LOCATION:
Town of PENGUIN

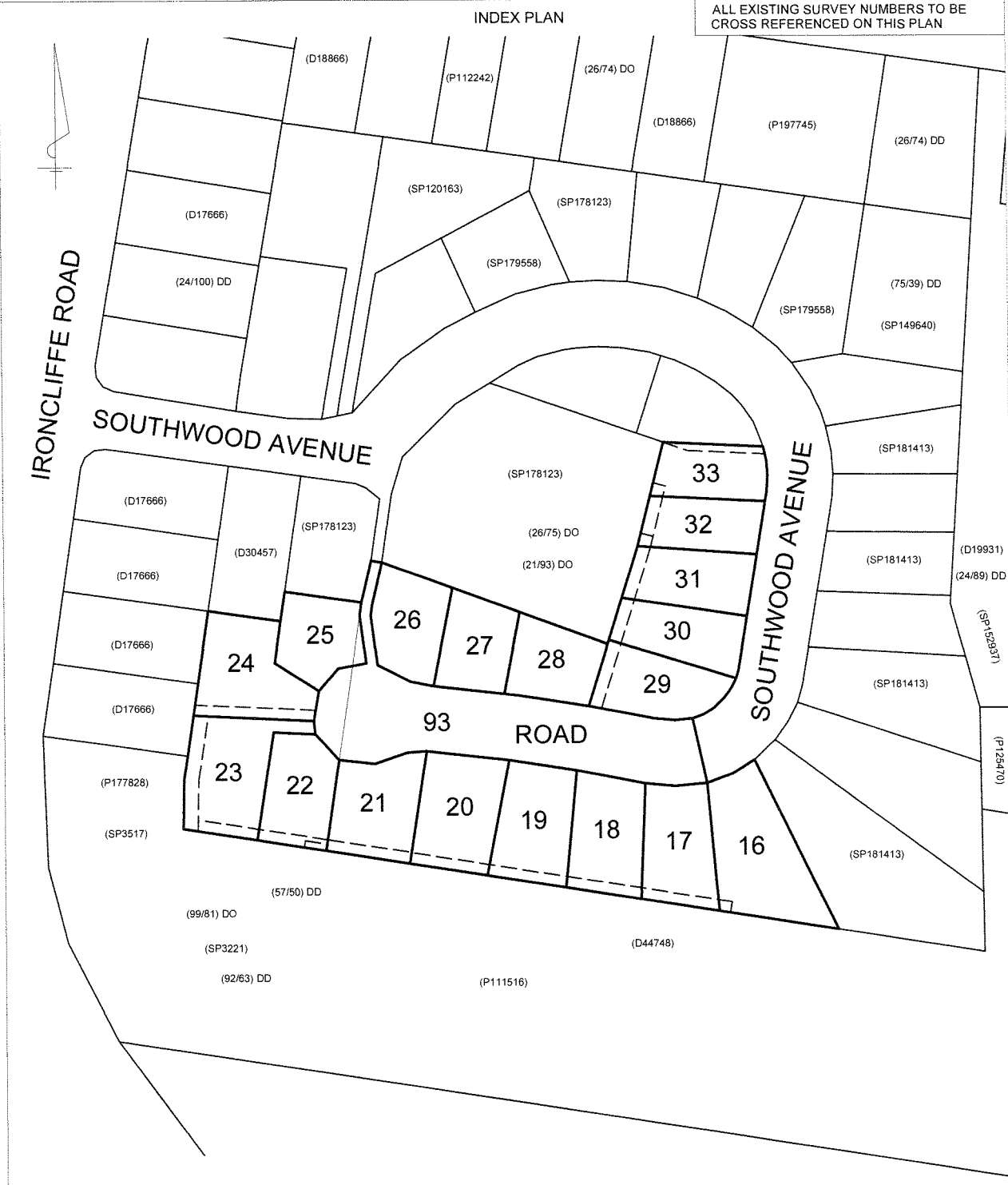
15/6/2022
SCALE 1: 1000 LENGTHS IN METRES

REGISTERED NUMBER
SP183488

APPROVED EFFECTIVE FROM 19 OCT 2022

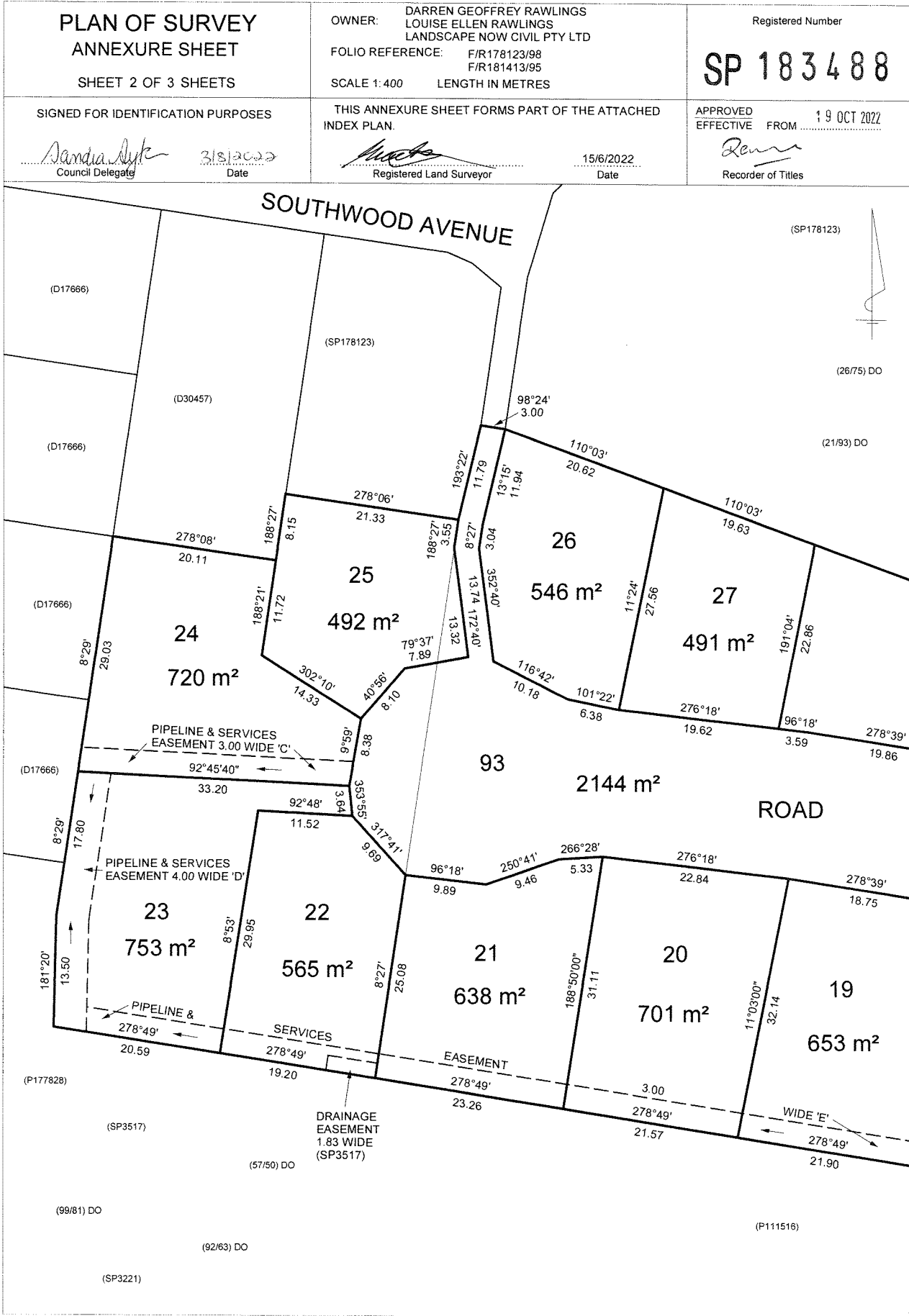
Len C. Mackenzie
Recorder of Titles

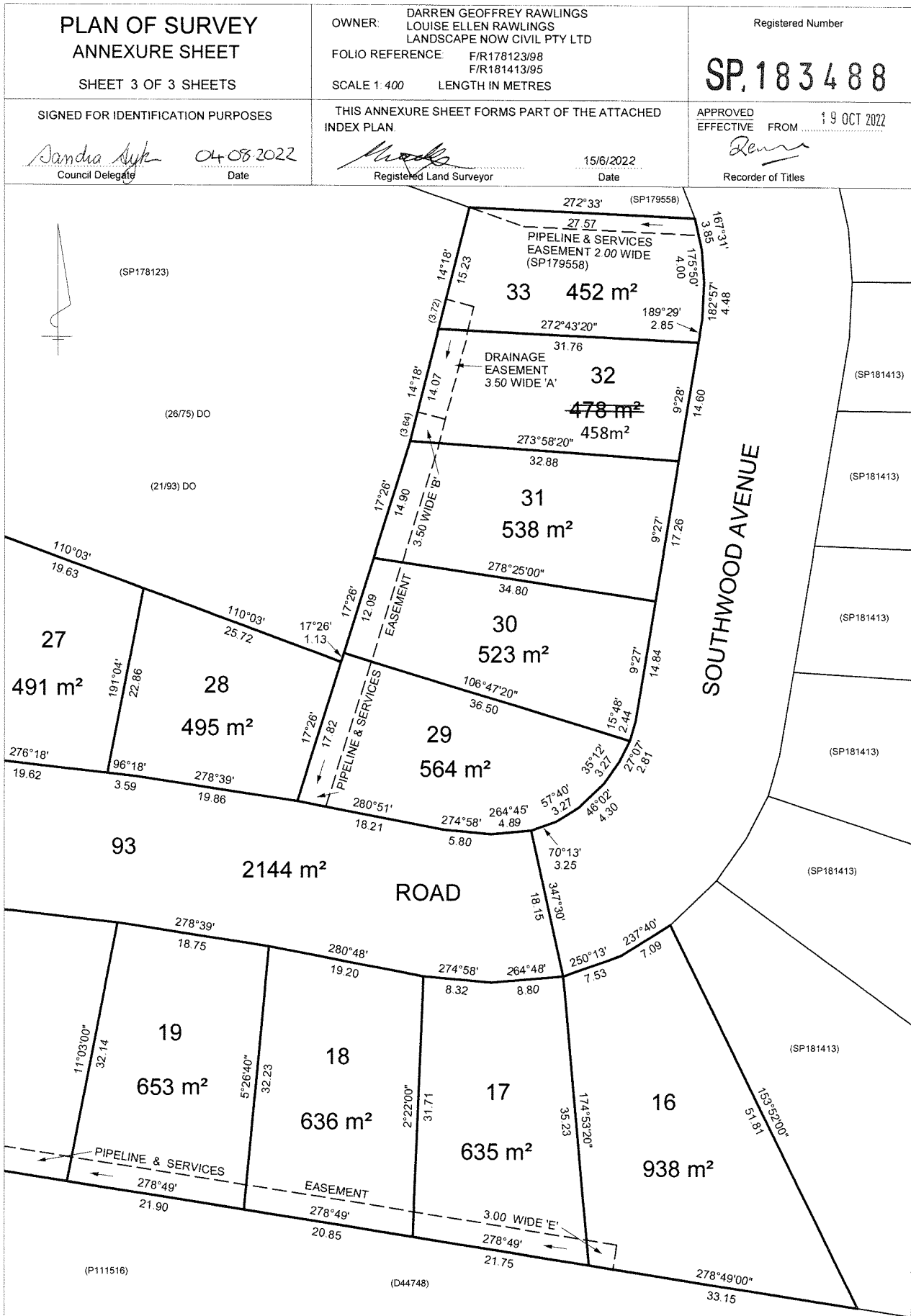
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Len C. Mackenzie
Registered Land Surveyor
15/6/2022
Date

Sandra Lyden
Council Delegate
31/10/2022
Date





CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	04/11/2025
Application No:	DA2025266
Doc ID:	536754

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP183488

PAGE 1 OF 4 PAGES

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.

Lots 16-23 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 3.00 WIDE "E" ("the Easement Land") passing through such lot on the plan

Lot 22 is subject to a right of drainage (appurtenant to lot 97 on Sealed Plan 178123 and the balance of land remaining in Conveyance No 40-6418 at the date of acceptance of Sealed Plan 65079) over the land marked DRAINAGE EASEMENT 1.83 WIDE passing through that lot on the plan


Lot 23 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 4.00 WIDE "D" ("the Easement Land") passing through that lot on the plan

Lot 24 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE "C" ("the Easement Land") passing through that lot on the plan

Lots 29-32 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 3.50 WIDE "B" ("the Easement Land") passing through such lot on the plan

Lots 32 & 33 are each subject to a right of drainage in gross (in favour of Central Coast Council) over the land marked DRAINAGE EASEMENT 3.50 WIDE "A" passing through such lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: D G & L E RAWLINGS and LANDSCAPE NOW CIVIL P/L FOLIO REF: 178123-98 & 181413-95 SOLICITOR: GRAHAM WOODHOUSE CONVEYANCING	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: DA 2018017 REF NO.  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 4 PAGES</p>	<p>Registered Number</p> <p>SP 183488</p>
<p>SUBDIVIDER: D G & L E RAWLINGS and LANDSCAPE NOW CIVIL P/L FOLIO REFERENCE: 178123-98 & 181413-95</p>	

Lot 33 is subject to a pipeline and services easement in gross created by and more fully set forth in Sealed Plan 179558 (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 2.00 WIDE passing through that lot on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Darren Geoffrey Rawlings, Louise Ellen Rawlings and Landscape Now Civil Pty Ltd) shall not be required to fence

COVENANTS

The owners of the lots on the plan are affected by covenants created by and more fully set forth in Sealed Plan 178123, Sealed Plan 179558 and Sealed Plan 181413 in the following terms-

1. Not to erect or construct any dwelling house, garage or garages or the outbuildings or fencing usually appurtenant thereto and normally used in connection with a dwelling house if the dwelling house on such lot-
 - (a) is a construction or re-erection of a building which has previously been pulled down or demolished
 - (b) is a relocation of a previously erected building
 - (c) has its exterior walls or roof clad with previously used or second-hand materials
 - (d) is a Dutch barn or similar type of construction

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;

D G Rawlings:
Director:

L E Rawlings:
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.

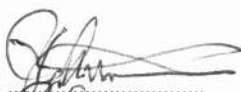
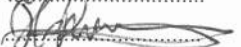
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP, 183488</p>
<p>SUBDIVIDER: D G & L E RAWLINGS and LANDSCAPE NOW CIVIL P/L FOLIO REFERENCE: 178123-98 & 181413-95</p>	

- (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 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); \
- (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;

D G Rawlings: 
Director: 

L E Rawlings: 
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.

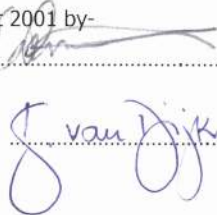
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP, 183488
SUBDIVIDER: D G & L E RAWLINGS and LANDSCAPE NOW CIVIL P/L FOLIO REFERENCE: 178123-98 & 181413-95	

- (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

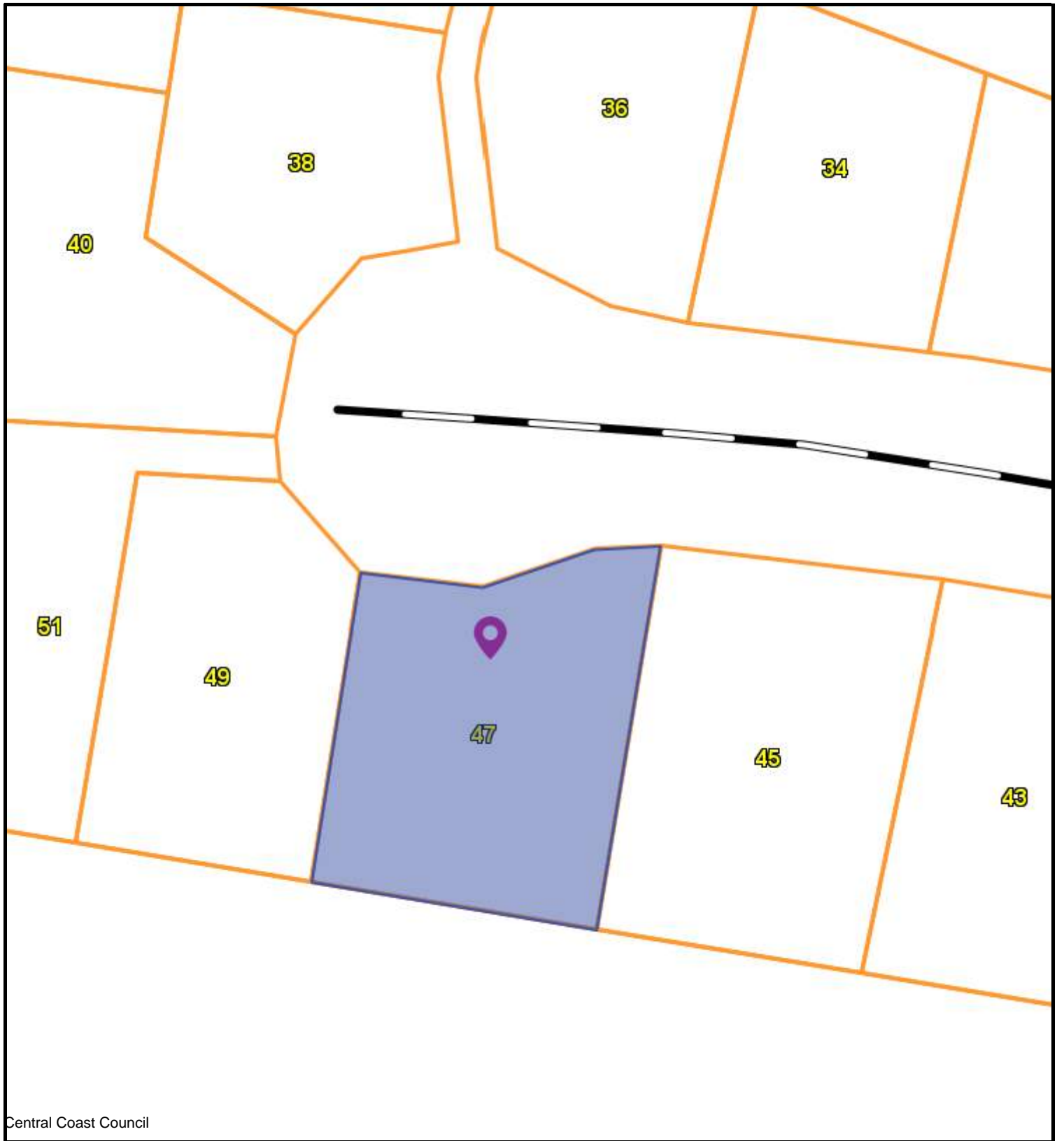
Signed by DARREN GEOFFREY RAWLINGS & LOUISE ELLEN RAWLINGS)
 being the registered proprietor of Folio 178123-98 in the presence of)
 Witness *signature:*)
 Print Full Name: GRAHAM WOODHOUSE
 Postal Address: 4 CATTLEY STREET, BURNIE TAS.



Signed for and on behalf of LANDSCAPE NOW CIVIL PTY LTD (ACN 626 579 333)
 being the registered proprietor of Folio 181413-95 in accordance with
 section 127 Corporations Act 2001 by-
 Director *signature:*
 Darren Geoffrey Rawlings
 Director/Secretary *signature:*
 Kathryn Mary van Dijk



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.



Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



9-Dec-2025

**47 SOUTHWOOD AVENUE,
 PENGUIN
 DA2025266**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
 © The List 2025.
 © Central Coast Council 2025.

10 m

Scale =
1:427.140



CIVILVISION CONSULTING
CREATIVE ENGINEERING

Platinum Pro Construction
135a Sheffield Road
Spreyton, TAS 7310

03/12/2025

ATTN: Charley Davies

3 December 2025

RE: ENGINEER STATEMENT - DEVELOPMENT APPLICATION (DA2025266) – PROPOSED NEW DWELLING – 47 SOUTHWOOD AVENUE, PENGUIN

This statement confirms that the proposed retaining wall, designed by a suitably qualified civil/structural engineer, achieves full compliance with General Provision 7.10 of the Tasmanian Planning Scheme by demonstrating no unreasonable detrimental impact on the adjoining lot or local amenity.

The wall features a maximum height of 600 mm and is located 425 mm from the adjoining property boundary. Crucially, the maximum calculated Zone of Influence (ZOI) extends only 175 mm into the neighbouring property.

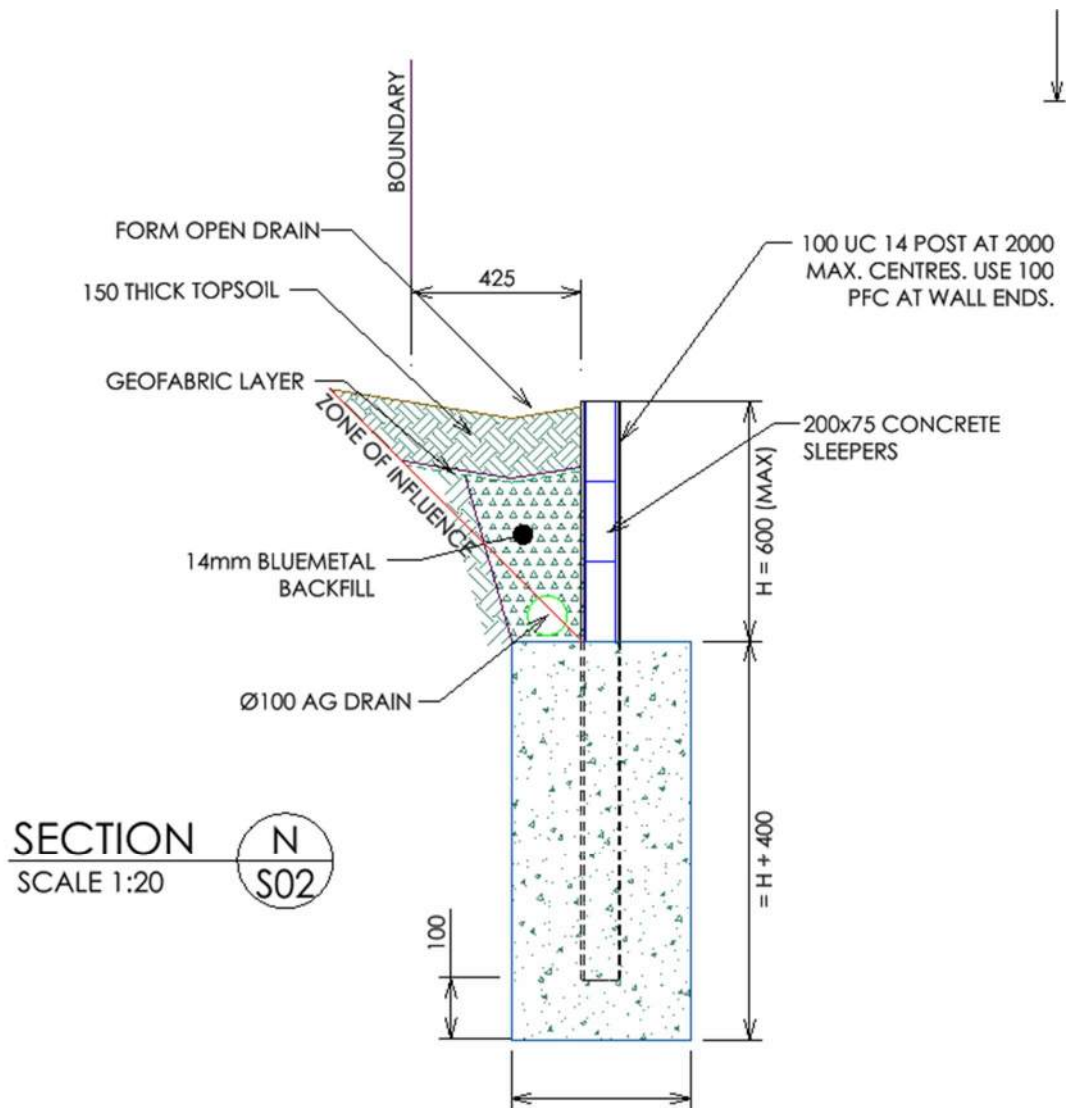
Provided footings in the neighbouring property are positioned outside the zone of influence, or in this case greater than 200mm from the boundary, then there is not expected be any load bearing onto the proposed retaining wall.

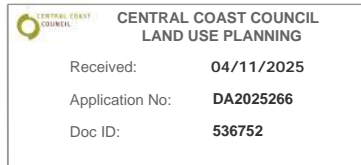
Sincerely,

Jonathon Mulcahy (BE, MIE Aust, CPEng NER)
Civilvision Consulting Pty Ltd

Level 1 / 20b Loone Lane, Spreyton TAS 7310
M: 0412 439 184
E: info@civilvisionengineering.com
W: www.civilvisionengineering.com
ABN: 66 644 575 468

Jonathon Mulcahy (BE)
Civil Engineer / Accredited
(MIEAust, CPEng, NER)





20 October 2025

Reference No. GL25593Ab

Platinum Pro Construction
PO Box 2090
SPREYTON TAS 7310

Attention: Ms Charley Davies

Dear Madam

**RE: Site Classification
47 Southwood Avenue, Penguin**

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 Michael Goss on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	20/10/2025	M Goss	S Shahandeh	Original

1 INTRODUCTION

A limited scope investigation has been conducted for Platinum Pro Construction at the site of a proposed residential development at 47 Southwood Avenue, Penguin.

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”.

No site plan of the proposed development was provided.

2 FIELD INVESTIGATION

The field investigation was carried out on 23 September 2025 and involved the drilling of 2 boreholes by 4WD mounted auger rig to depths of 2.0m.

In situ vane shear strength tests were conducted in the clay layers encountered in the investigation.

The results of the field 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.

3 SITE CONDITIONS

The site is currently vacant and falls towards the southwest at approximately 5° to 7° with a general low cover of grass (Plate 1).

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is mapped as Cretaceous-Neogene period deeply weathered basalt, with this being generally confirmed by our field investigation.

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that a small portion along the eastern boundary of the site is mapped within a low landslide hazard band.

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes encountered topsoil comprising clayey silt to the depths of 0.2m, underlain by clayey silt to the investigated depths of 2.0m.

The boreholes did not encounter any signs of groundwater seepage over the investigated depths.



Plate 1: View of the site looking to the south 23/09/2025.

Full details of soil conditions encountered are presented on the borehole logs.

An assessment of the plasticity characteristics of the materials encountered indicates that the clay soils at this site possess a high shrink/swell potential.

4 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS H1 (AS 2870)

Foundation designs in accordance with this classification are to be subject to the overriding conditions of the Foundations section 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 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:

Clayey SILT (MH) – high plasticity, red and brown

encountered below 0.2m from the existing ground surface

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

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

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 N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2.5	NS	T1

7 REFERENCES

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.

Site Classification

Attachments:

Limitations of report

Drawing 1: Site Plan

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: Certificate Forms

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

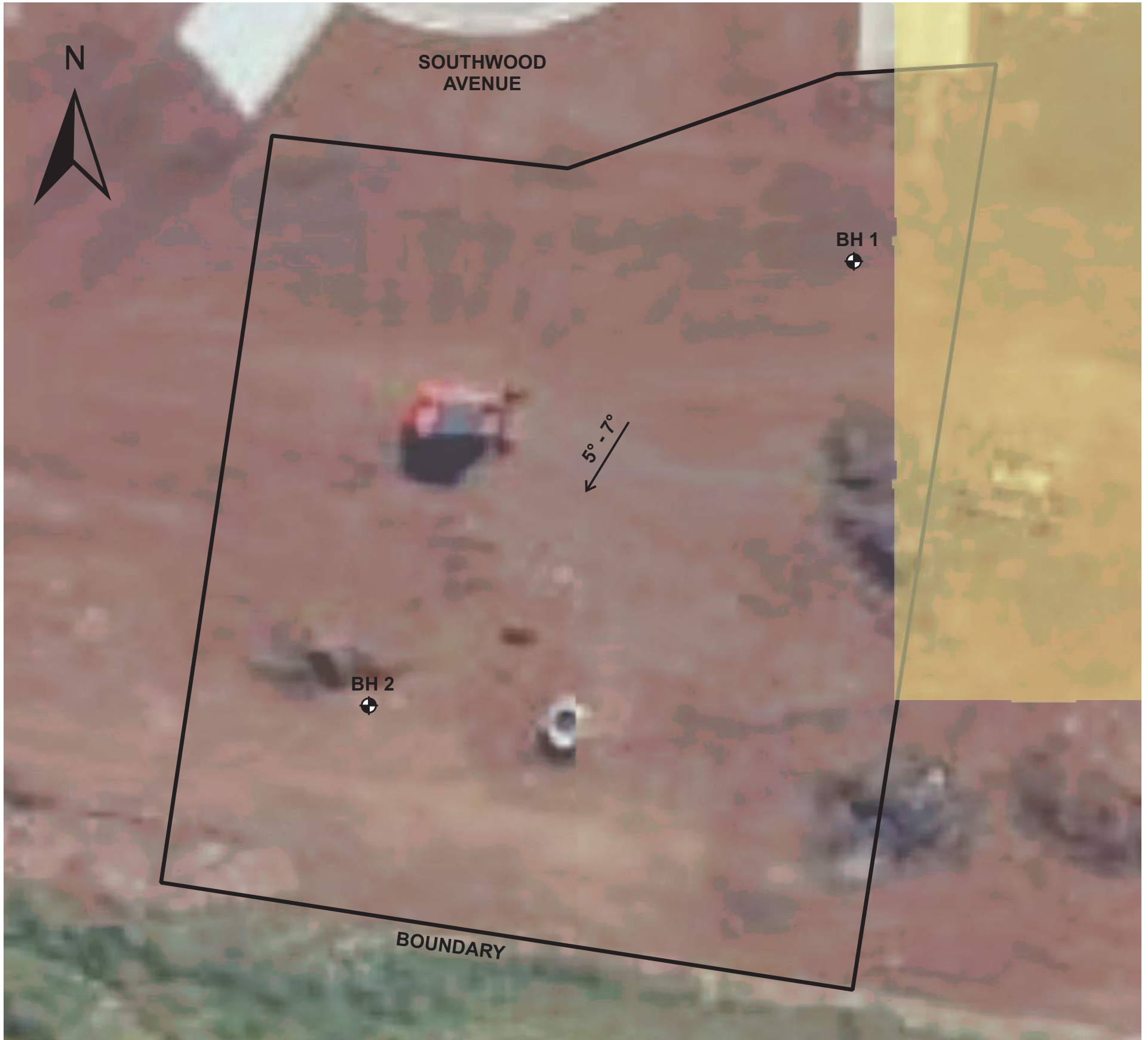
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

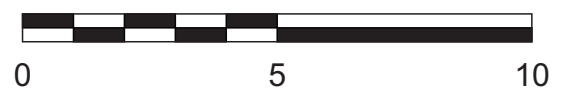
The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

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.




Approximate Scale



Legend

- BH 1  Approximate Borehole Location
-  Approximate Slope angle in Degrees
-  Cadastral Parcels
-  Low Landslide Hazard Band (LIST)

				Client: PLATINUM PRO CONSTRUCTION	
				Project: 47 SOUTHWOOD AVENUE PENGUIN	
Date	20/10/2025	Drawn	MG	Title: SITE PLAN	
Scale	As Shown	Approved	TB	Project no: GL25593A	Drawing no. 1
Original size	A3	Rev			

Appendix A

Borehole Logs

Client : Platinum Pro Construction
Project : Site Classification
Location : 47 Southwood Ave, Penguin

Easting : 0.00
Northing : 0.00
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25593A
Logged : MG
Logged Date : 23/09/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
				V (kPa)							
ADT							MH	TOPSOIL - Clayey SILT - high plasticity, brown,	M	VSt	
					0.3		MH	Clayey SILT - high plasticity, brown,	M	VSt	W~PL
				130	0.5						
					0.8						
				>140	1.0						
					1.3						
					1.5						
					1.8						
				refusal							
									BH2 Terminated at 2 m		

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

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. GL25593Ab,
dated 20/10/2025

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:

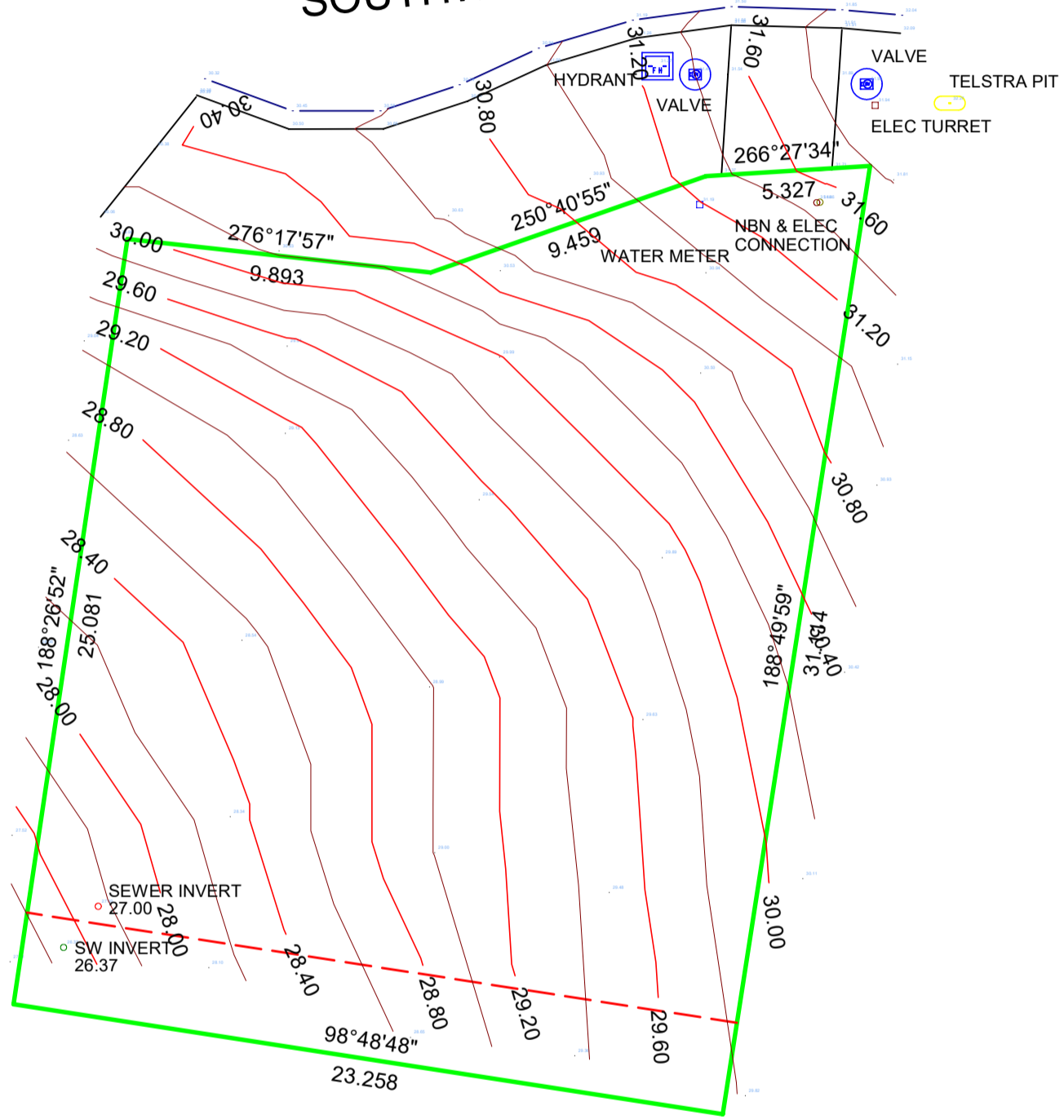
GL25593Ab

Date:

20/10/2025



SOUTHWOOD AVENUE



L.C. Mackenzie & Associates Pty. Ltd.
 CONSULTING SURVEYORS

Detail Survey 47 SOUTHWOOD AV
 PENGUIN TAS 7316
 F/R183488/21

Drawing No.
 5221-18-9-25
 Drawing001

0400749451
 0408533157

P.O.Box 225 Wynyard TAS 7325
 mack1111@bigpond.net.au

0.20m contours

Drawn: LCM

Scale: 1:200 (A3)

Date: 25/9/2025

L.C. Mackenzie



PLATINUM PRO

Construction

NEW DWELLING - 47 SOUTHWOOD AVENUE, PENGUIN

Brodie and Tiana Daniels
PROJECT N°: PPC - 1041

DEVELOPMENT APPLICATION

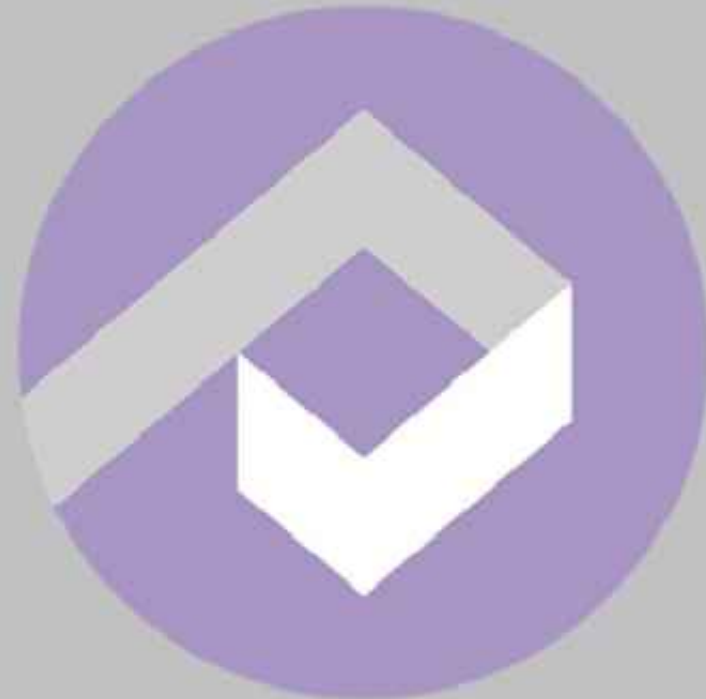
SITE INFORMATION

SITE AREA: 638.2 m²

WIND SPEED: N2
CLIMATE ZONE: 7
SOIL CLASSIFICATION: H1
BUSHFIRE ATTACK LEVEL: BAL TBC
ALPINE AREA: N/A
CORROSION ENVIRONMENT: N/A

FLOOR AREAS

PROPOSED FLOOR AREA: 203.8 m² (21.9 SQUARES)
DECK & PORCH AREA: 27.1 m²



DRAWING SCHEDULE - REVA

A00 Cover Page
A01 Site Plan
A02 Floor Plan
A03 Elevations 1 of 2
A04 Elevations 2 of 2

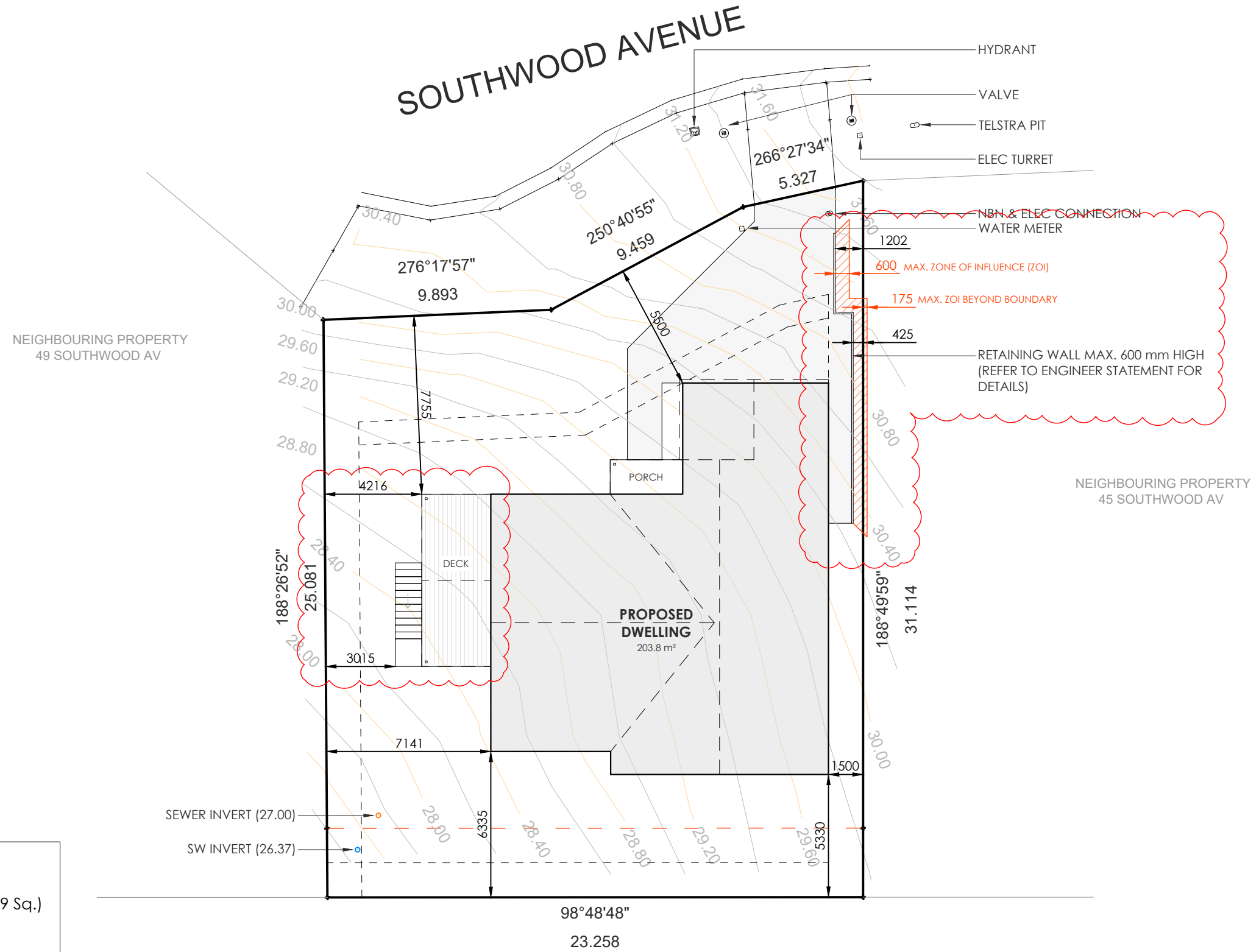
PLATINUM PRO

Construction

NEW DWELLING - 47 SOUTHWOOD AVENUE, PENGUIN

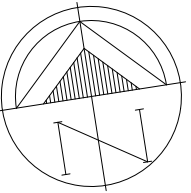
Brodie and Tiana Daniels
PROJECT N°: PPC - 1041

DEVELOPMENT APPLICATION



SITE AREA:		
DWELLING:	203.8 m ²	(21.9 Sq.)
DECK & PORCH:	27.1 m ²	
DRIVEWAY & PATHS:	67.2 m ²	
SITE COVERAGE:	298.1 m ²	(46.7 %)
SITE AREA:	638.2 m ²	

SITE PLAN
SCALE 1:200



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135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

PROPOSED NEW DWELLING

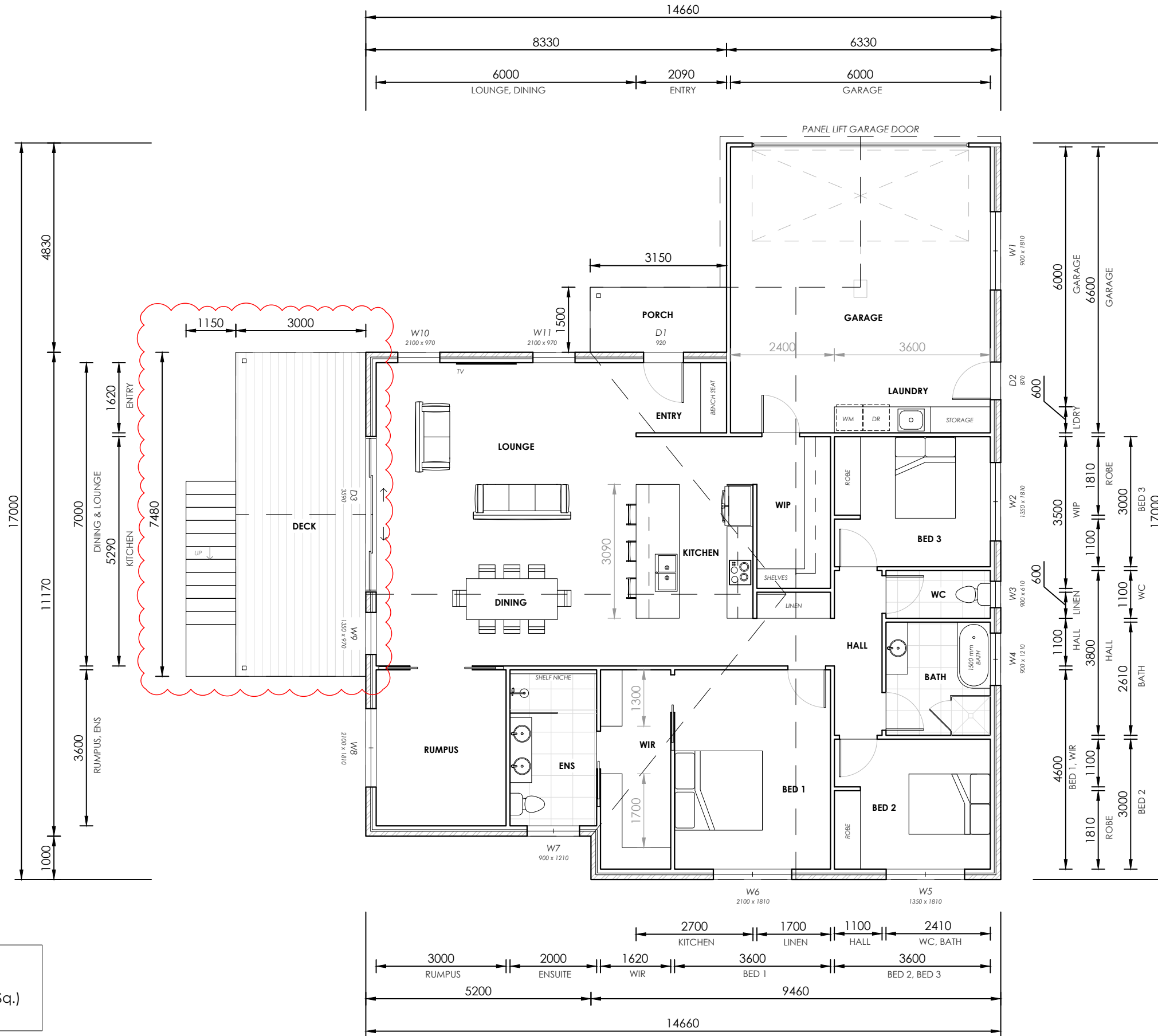
CLIENT(s): Brodie and Tiana Daniels
PROJECT ADDRESS: 47 SOUTHWOOD AVENUE, PENGUIN
PROJECT N^o: PPC - 1041

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	27.10.25
A	Deck and Retaining Wall	1.12.25

SITE PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:200	27.10.25	LR	RI	A01
DEVELOPMENT APPLICATION ISSUE				
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FLOOR PLAN

SCALE 1:100



FLOOR AREA:

DWELLING: 203.8 m² (21.9 Sq.)
 DECK & PORCH: 27.1 m²



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 info@platinumproconstruction.com.au

PROPOSED NEW DWELLING

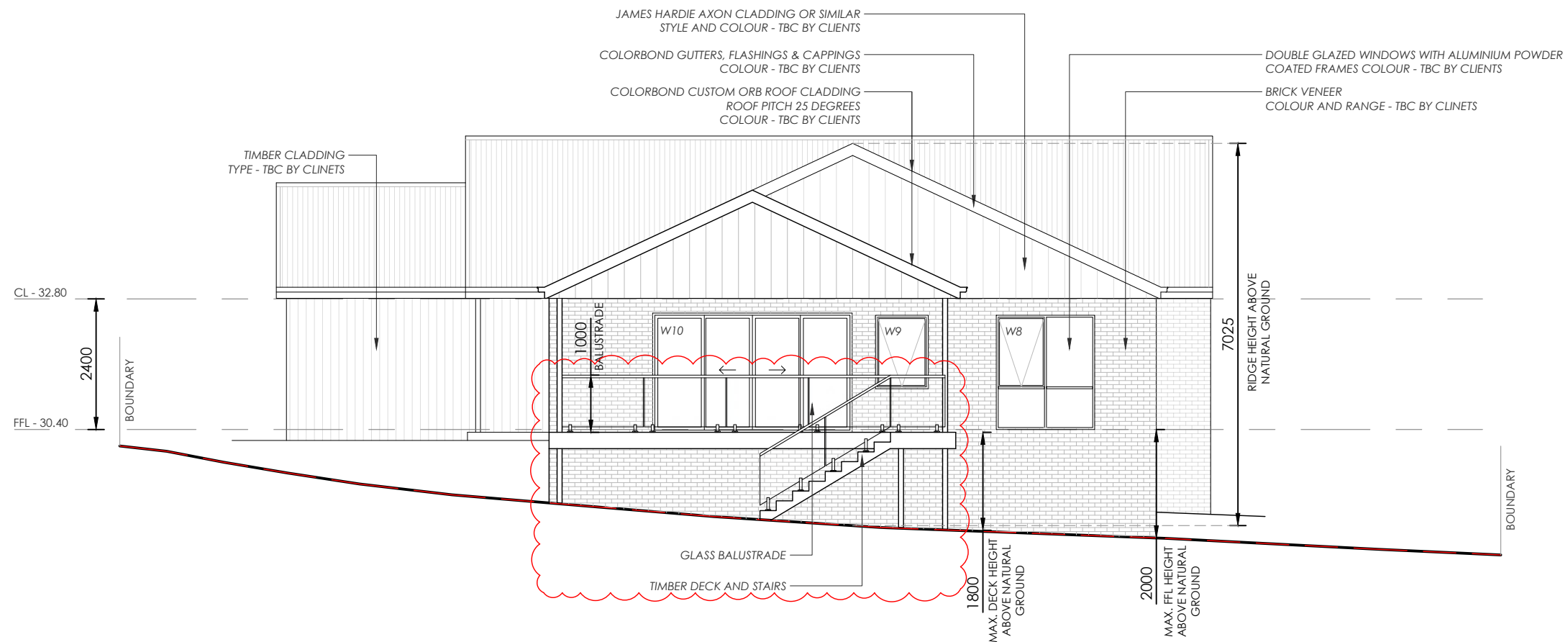
CLIENT(s): Brodie and Tiana Daniels
 PROJECT ADDRESS: 47 SOUTHWOOD AVENUE, PENGUIN
 PROJECT N^o: PPC - 1041

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	27.10.25
A	Deck and Retaining Wall	1.12.25

FLOOR PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
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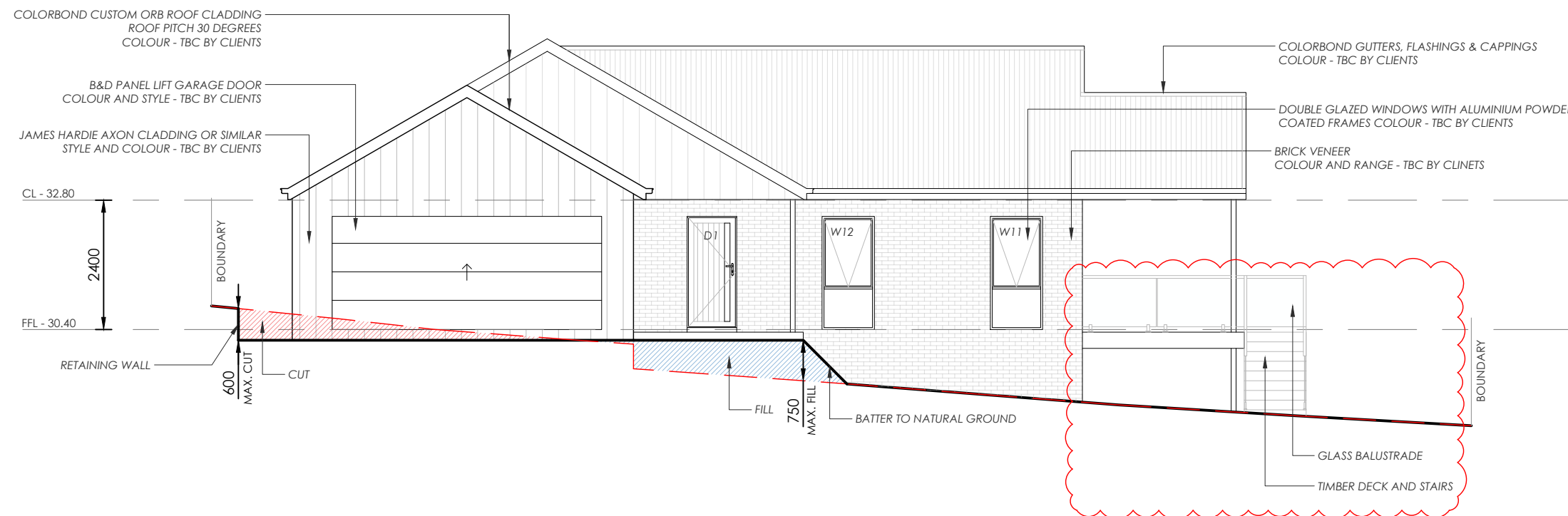
WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100




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PROPOSED NEW DWELLING

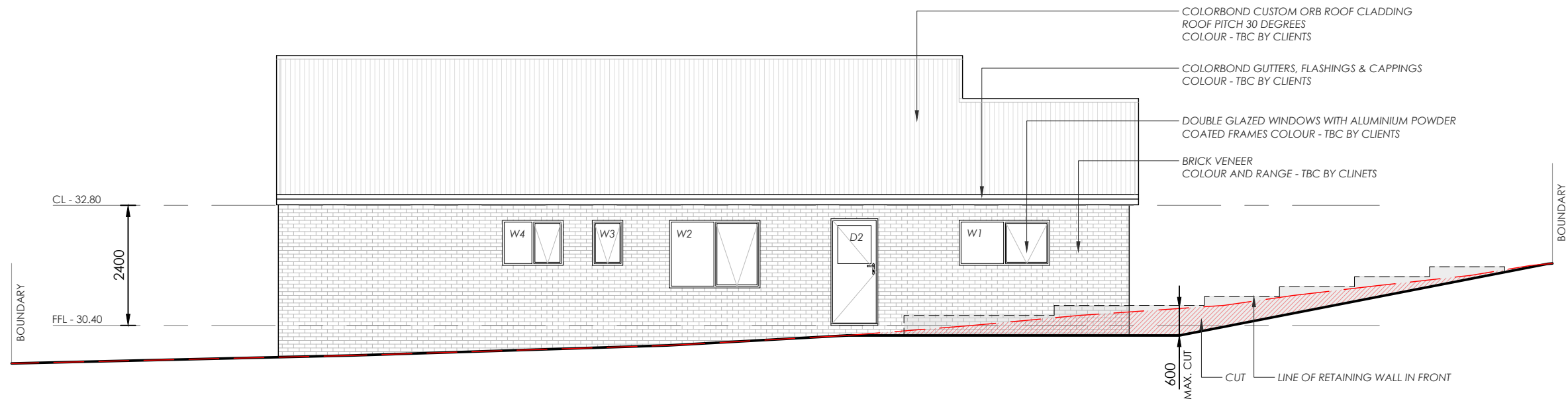
CLIENT(s): Brodie and Tiana Daniels
PROJECT ADDRESS: 47 SOUTHWOOD AVENUE, PENGUIN
PROJECT N^o: PPC - 1041

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	27.10.25
A	Deck and Retaining Wall	1.12.25

ELEVATIONS 1 OF 2					
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .	
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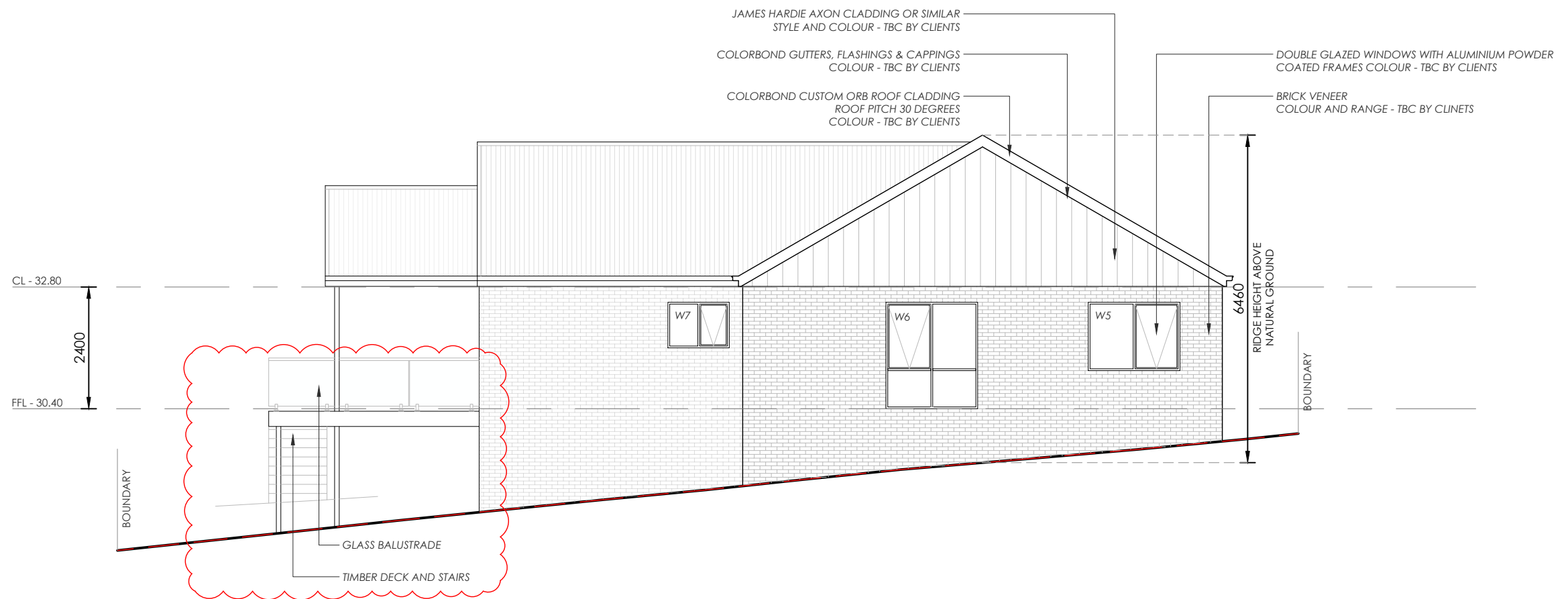
EAST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100




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ABN: 78 440 511 272
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PROPOSED NEW DWELLING

CLIENT(s): Brodie and Tiana Daniels
PROJECT ADDRESS: 47 SOUTHWOOD AVENUE, PENGUIN
PROJECT N^o: PPC - 1041

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	27.10.25
A	Deck and Retaining Wall	1.12.25

ELEVATIONS 2 OF 2				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:100	27.10.25	LR	RI	A04
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