PLEASE QUOTE
Your Ref:
Our Ref: DA 2025/72

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

We value your feedback on our service.
Tell us about it at www.burnie.tas.gov.au/feedback

NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	**DA 2025/72**
Development Site: -	**2 McGaw Place SHOREWELL PARK** **CT: 16373/507**
Proposal: -	**Dwelling – Multiple with associated Carports**

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **24 November 2025.** Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
PRINCIPAL PLANNER
Date of Notice**:** - **8 November 2025**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address: 2 McGaw Place, Shorewell Park

Certificate of Title Reference: 16373/507

Applicant

First Name: Samuel

Second Name:

Surname: Walters

Postal Address: Po box 2090 Spreyton, TAS, 7310

Phone No: 03 6427 2676

Mobile:

Email Address: info@platinumproconstruction.com.au

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address? YES ◉ NO ○

Applicants Signature:

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

First Name: Director of Housing

Second Name:

Surname:

Postal Address:

Phone No:

Instruction for making a permit application

a) ***Use or development?***

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

"Use" is the purpose or manner for which land is utilised. ‘‘Development" is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) ***Required Information***

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) ***Applicable Provisions and Standards***

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The

application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5*)

d) ***Discretionary Permits***

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) ***If the applicant is not the landowner***

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) ***Applicant declaration***

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) ***Payment of Fees***

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information (NB If insufficient space, please attach separate document)

Proposed Use:

Use Class

Documents included with the permit application to describe the Use

2 x new residential dwellings

Proposed Development

Use class to which the development applies

Documents included with the permit application to describe the Development

Architectural Plans
Title Documentation
Soil Classification Report
Topographical Survey

Provisions and Standards relied upon for grant of a Permit

Value of use and/or development

Notification of Landowner/s

If land is not in 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.

Signature of Applicant  Date 23/10/2025

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (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

Applicant Declaration

I, 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  Date 23/10/2025

Office use only

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
16373	507
EDITION	DATE OF ISSUE
2	01-Nov-2022

SEARCH DATE : 23-Oct-2025
SEARCH TIME : 08.19 AM

DESCRIPTION OF LAND

City of BURNIE
Lot 507 on Sealed Plan 16373
Derivation : Part of 50,000 Acres Gtd to The Van Diemens Land Company
Prior CT 3918/10

SCHEDULE 1

A420748 & E229526 DIRECTOR OF HOUSING Registered 01-Nov-2022 at noon

SCHEDULE 2

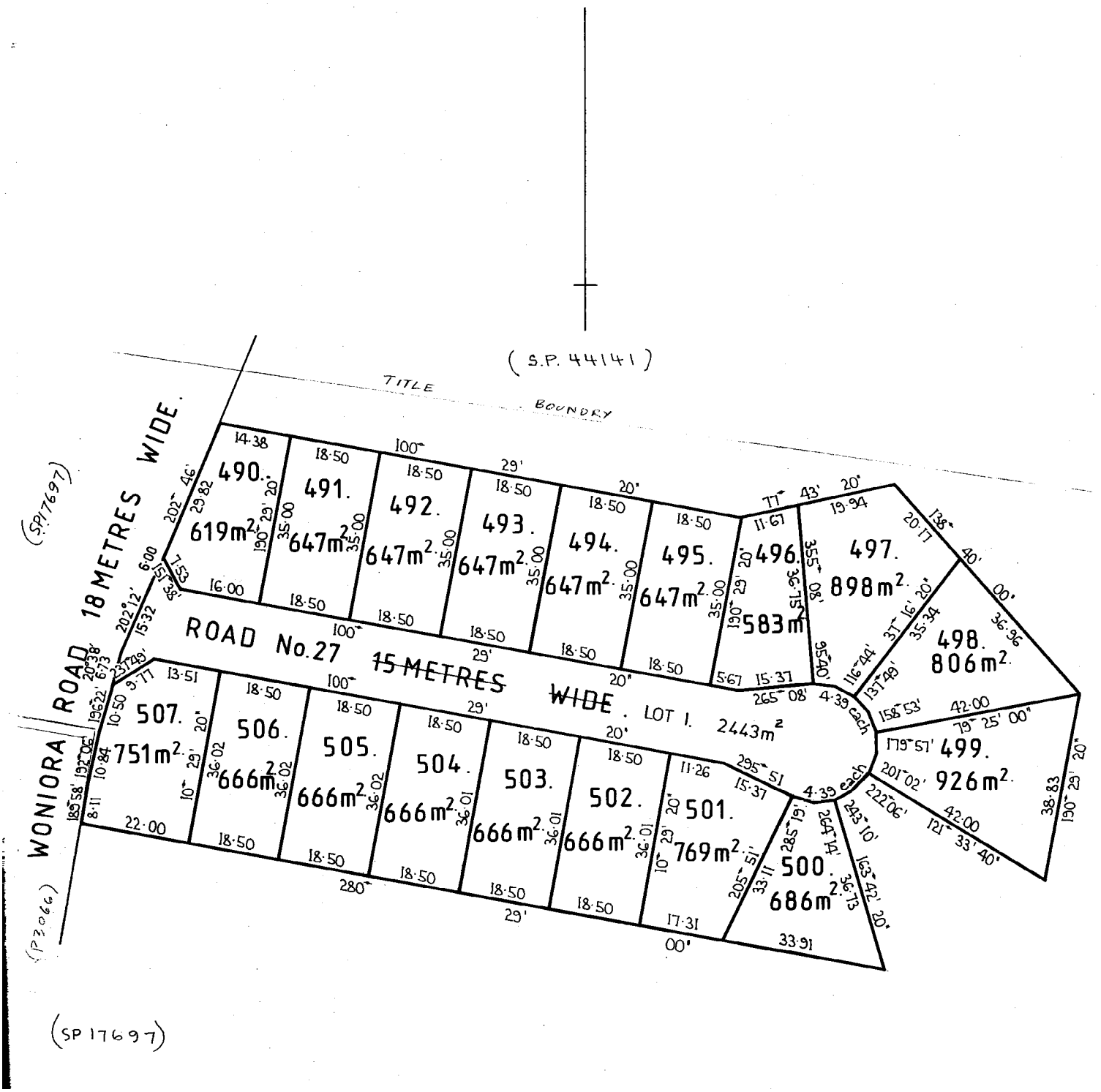
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SP 16373

Owner: Director General of Housing and Construction.	**PLAN OF SURVEY** by Surveyor J.C. Suitor of land situated in the TOWN OF BURNIE SCALE: 1:750	Registered Number: **S.P. 16373**
Title Reference: C.T. 3440-27		Effective from 14 OCT 1981
Grantee: Part of 50,000 acres V.D.L. Company.		ACTING DEPUTY Recorder of Titles



SCHEDULE OF EASEMENTS

Plan No. S.P 16373

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.

No easements profits a prendre or covenants are created to benefit or burden any lots shown on the plan.

DIRECTOR-GENERAL OF HOUSING TASMANIA

for The Director-General of Housing and Construction

Registered proprietor of the land shown on the plan in the presence of :-

.....

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

for Director-General of Housing and Construction.

MINISTER FOR HOUSING SEAL TASMANIA

16373

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

.....
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of SHORWELL — BURNIE
(Insert Subdivider's Full Name)

..... affecting land in

C/T 3440/27
(Insert Title Reference)

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

.....
Council Clerk/Town Clerk

10364

GEOTON Pty Ltd
Geotechnical Consultants

Geoton Pty Ltd ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

28 July 2025

Reference No. GL25421Ab

Platinum Pro Construction
PO Box 2090
SPREYTON TAS 7310

Attention: Ms Charley Davies

Dear Madam,

RE: Site Classification
2 McGaw Place, Shorewell Park

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

Rev No.	Date	Written By	Reviewed By	Description
Ab	28/07/2025	R Sidhu	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 2 McGaw Place, Shorewell Park.

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 plans for the proposed development were provided.

2 BACKGROUND

2.1 Site History and Landform Modifications

The examination of the ListMap and Google Earth historical imagery indicates that the site was previously developed with a dwelling. This structure has since been demolished (Figure 1).

Figure 1 – View of the previous dwelling within site (ListMap – Aerial Photo 2016)

2.2 Geology

The MRT Digital Geological Units 25,000, indicates that the site is mapped as Paleogene-Neogene period predominantly deeply-weathered basalt and related rocks, with this being generally confirmed by our field investigation.

2.3 Landslide Hazards

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the site is not within a mapped landslide hazard band.

3 FIELD INVESTIGATION

The field investigation was carried out on 16 July 2025 and involved the drilling of 2 boreholes by 4WD mounted auger rig to depths of 2.0m.

Insitu 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

The site is currently vacant with a low to medium cover of grass and a gentle to moderate fall of 4° to 10° towards the southeast.

Plate 1 – View of the site looking towards the northwest, 16.07.2025

4.1 Subsurface Conditions

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes encountered fill to depths of 0.2m to 0.4m, underlain by high plasticity clayey silt to the investigated depths of 2.0m.

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

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.

5 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.

6 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, brown/orange

encountered beneath the fill below 0.2m to 0.4m from the existing ground surface

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

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

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

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.

7 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	T1

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.

Attachments:

Limitations of report

Drawing 1 - Site Plan

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: Certificate Forms

GEOTON Pty Ltd

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.

GEOTON Pty Ltd			
Date	28/07/2025	Drawn	RS
Scale	As Shown	Approved	TB
Original size	A4	Rev	

Client:	PLATINUM PRO CONSTRUCTION		
Project:	2 MCGAW PLACE SHOREWELL PARK		
Title:	SITE PLAN		
Project no:	GL25421A	Drawing no.	1

Appendix A

Borehole Logs

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH1

Client : Platinum Pro Construction
Project : Site Classification
Location : 2 McGaw Pl, Shorewell Park TAS 7320, Australia

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

Sheet : 1 OF 1
Job No : GL25421A
Logged : Rajinder Singh Sidhu
Logged Date : 16/07/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
AD							.	FILL - Clayey SILT - high plasticity, brown orange, trace plastic, trace organics, trace brick fragments	M	VSt	
					0.25		MH	Clayey SILT - high plasticity, brown orange, W < PL	M	VSt	
				Refusal (very stiff)	0.50						
			D (%) LL=63% PL=46% PI=17% LS=15%		0.75						
				> 140kPa	1						
					1.25						
					1.50						
					1.75						
				>140kPa							
								BH1 Terminated at 2 m			

GEOTON
Geotechnical Consultants

ENGINEERING BOREHOLE LOG: BH2

Client : Platinum Pro Construction
Project : Site Classification
Location : 2 McGaw Pl, Shorewell Park TAS 7320, Australia

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

Sheet : 1 OF 1
Job No : GL25421A
Logged : Rajinder Singh Sidhu
Logged Date : 16/07/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
AD					0.25		.	FILL - Clayey SILT - high plasticity, brown orange, trace plastic, trace organics, trace brick fragments	M	VSt	
				>140kPa	0.50		MH	Clayey SILT - high plasticity, brown orange, W < PL	M	VSt	
					0.75						
				> 140kPa	1						
					1.25						
					1.50						
					1.75						
				>140kPa							
								BH2 Terminated at 2 m			

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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

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Soil Description Explanation Sheet (1of 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 ≈ 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 ≈ 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, ≤12	>15, ≤30	>15, ≤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.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

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.

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Soil Description Explanation Sheet (2 of 2)

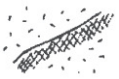
SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	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**
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.	
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.	
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.	
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.	

TERM	**DEFINITION**	**DIAGRAM**
SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
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.	
TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
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

Form **55**

To: Platinum Pro Construction *Owner /Agent*
PO Box 2090 *Address*
Spreyton Tas 7310 *Suburb/postcode*

Qualified person details:

Qualified person: Tony Barriera - Geoton Pty. Ltd.
Address: PO Box 522
Prospect Tas 7250
Phone No: 03 6326 5001
Fax No:
Licence No: CC6220 P
Email address: tbarriera@geoton.com.au

Qualifications and Insurance details: Tony Barriera – BEng, MSc CPEng, NER – IEAust 471929 Civil, Geotechnical Certain Underwriters at Lloyd's- About Underwriting

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

Speciality area of expertise: Geotechnical Engineering

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

Details of work:

Address: 2 McGaw Place
Shorewell Park Tas 7320
Lot No: 507
Certificate of title No: 16373/507

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

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

Certificate details:

Certificate type: Foundation Site Classification – AS2870

(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. GL25421Ab, dated 28/07/2025
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)

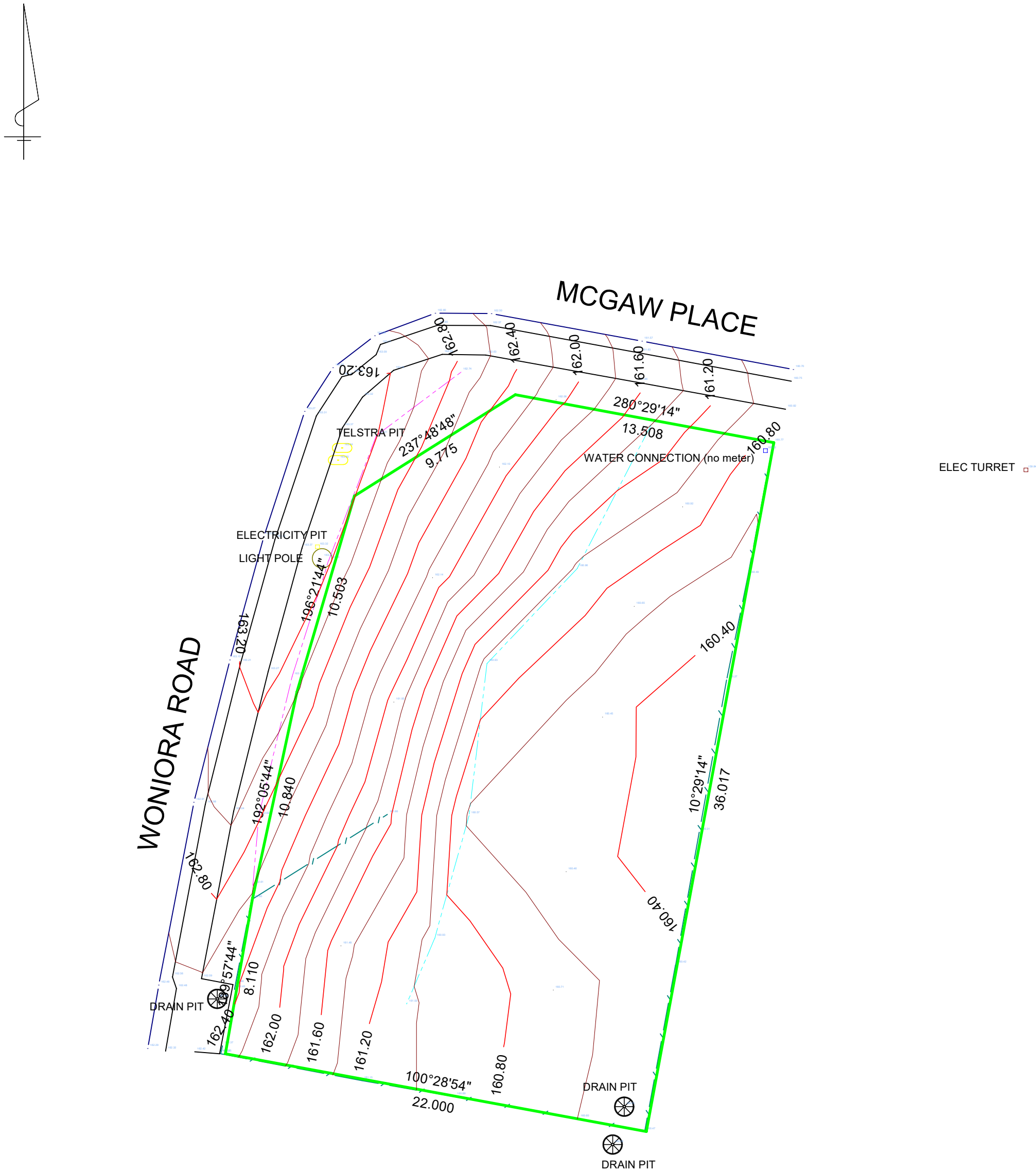
Site Classification in accordance with AS2870 - 2011
Wind Loading in accordance with AS 4055 - 2021
Findings and recommendations of report

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:	*Certificate No:*	*Date:*
Qualified person:		GL25421Ab	28/07/2025



L.C. Mackenzie & Associates Pty. Ltd. CONSULTING SURVEYORS 0400749451 P.O.Box 225 Wynyard TAS 7325 0408533157 mack1111@bigpond.net.au	**Detail Survey** 2 MCGAW PL SHOREWELL PARK TAS 7320 16373/507 0.20m contours	Drawing No. 5145-23-7-25 Drawing001
	Drawn: LCM | Scale: 1:200 (A3) | Date: 28/7/2025	L.C. Mackenzie

2 McGaw Place
SHOREWELL PARK. TAS

PLANNING PERMIT

1 **LOCATION PLAN**
SCALE: 1:1000

DRAWING LIST

Dwng No.	Drawing Name	Revision
A0 Cover Page		
A0.01	Cover	A
A1 Site		
A1.02	Existing Site / Demolition Plan	A
A1.03	Proposed Roof Plan	A
A2.2 Plan - General Arrangements		
A2.22	Ground Floor Plan	A
A3 Elevations		
A3.01	Elevations_Streetscape	A
A3.03	Elevations_Unit 1	A
A3.04	Elevations_Unit 2	A
A4 Sections		
A4.01	Sections	A
A8 Additional Information		
A8.1	Coverage Calculation	A

A: 2/113 Willoughby Rd, NSW 2065
P: 02 9906 7250
W: www.spiralarchitectslab.com.au
E: info@spiralarchitectslab.com.au

SPIRAL ARCHITECTS LAB
Nominated architect: Felipe Ayala
tas reg no. 1548

Homes Tasmania
Building homes, creating communities.

REV HISTORY:

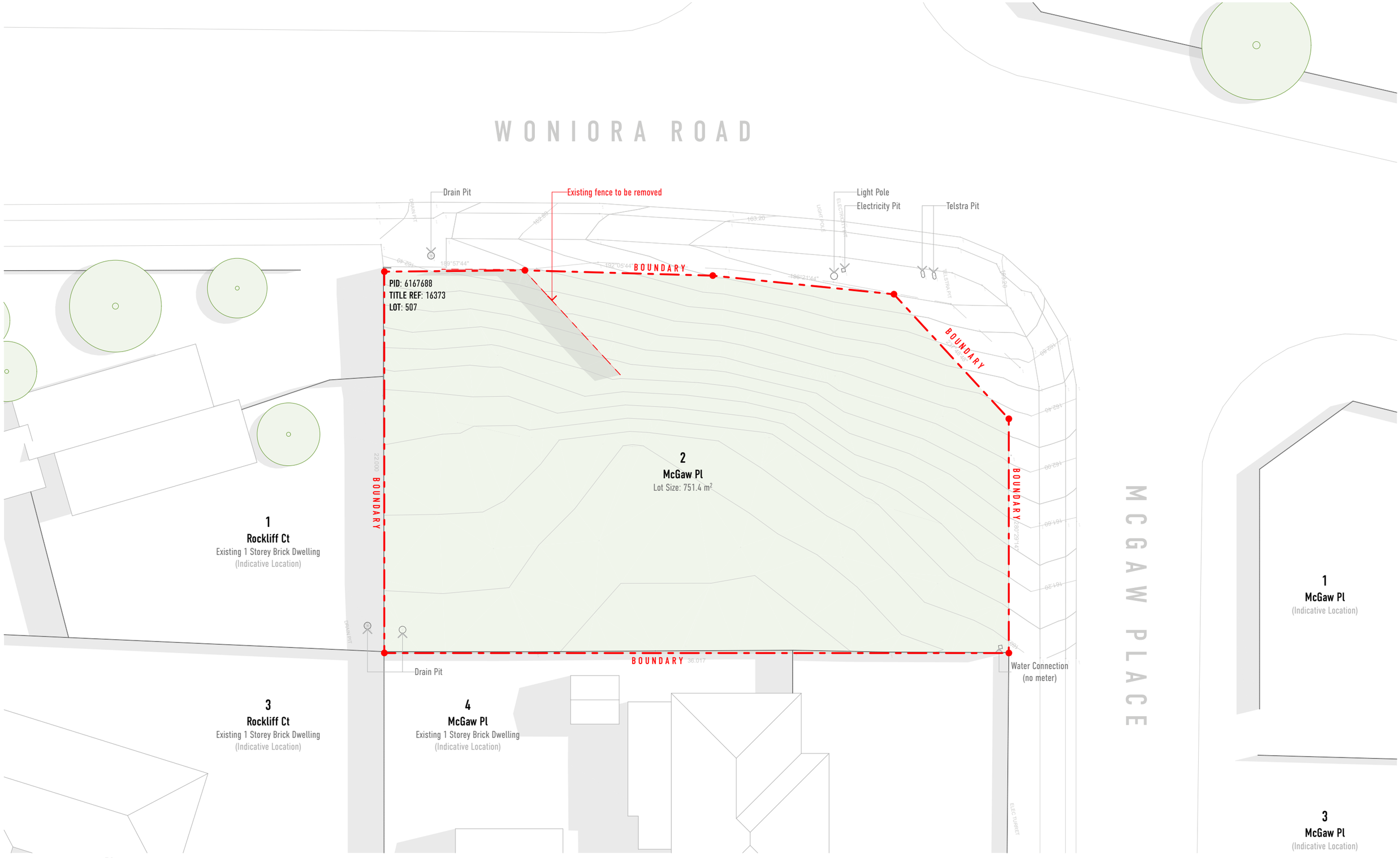
A	For Planning Permit	Y.W.	2025.10.22

PROJECT-ID:	McGaw's MOD - **250810**
ADDRESS:	2 McGaw Place, Shorewell Park, TAS
STATUS:	Planning Permit
CLIENT:	Homes Tasmania
SUBSET:	Cover Page
LAYOUT:	Cover
DRAWING NUMBER:	**A0.01**

3 4 5m

SCALE: 1:1000 on A3
NORTH:

REV DATE: 2025.10.22
REVISION: **A**



1 **Plan**
Site Plan_Existing
SCALE: 1:200

A: 2/113 Willoughby Rd, NSW 2065
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SPIRAL ARCHITECTS LAB
Nominated architect: Felipe Ayala
tas reg no. 1548

Homes Tasmania
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REV HISTORY:

A	For Planning Permit	Y.W.	2025.10.22

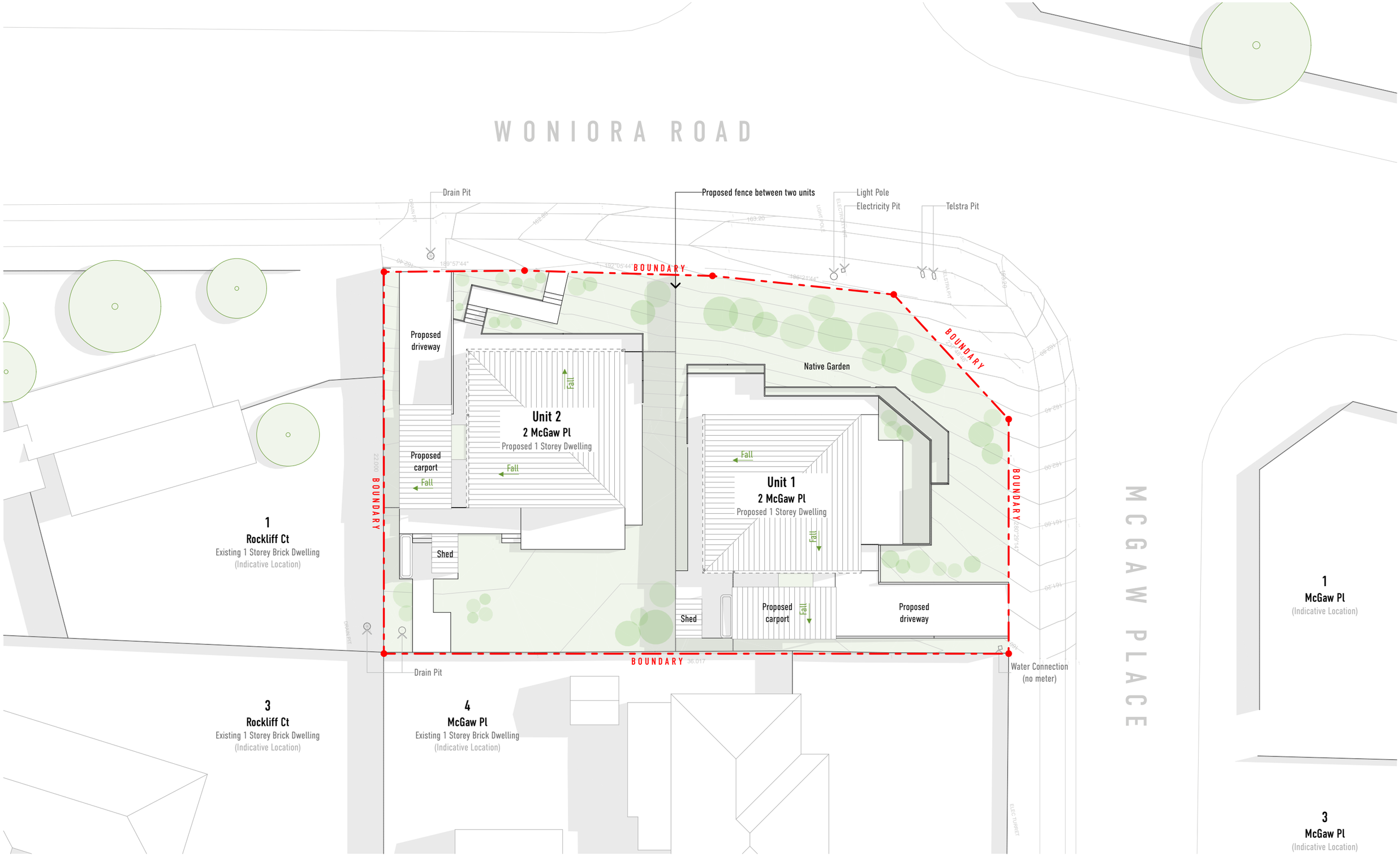
PROJECT-ID:	McGaw's MOD - **250810**
ADDRESS:	2 McGaw Place, Shorewell Park, TAS
STATUS:	Planning Permit
CLIENT:	Homes Tasmania

SUBSET:	Site
LAYOUT:	Existing Site / Demolition Plan
DRAWING NUMBER:	**A1.02**

0 2 4 6 8 10m

SCALE:	1:200 on A3
NORTH:	

REV DATE: 2025.10.22
REVISION: **A**



1 **Plan**

Site Plan_Proposed

SCALE: 1:200

A: 2/113 Willoughby Rd, NSW 2065
P: 02 9906 7250
W: www.spiralarchitectslab.com.au
E: info@spiralarchitectslab.com.au

SPIRAL ARCHITECTS LAB
Nominated architect: Felipe Ayala
tas reg no. 1548

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REV HISTORY:

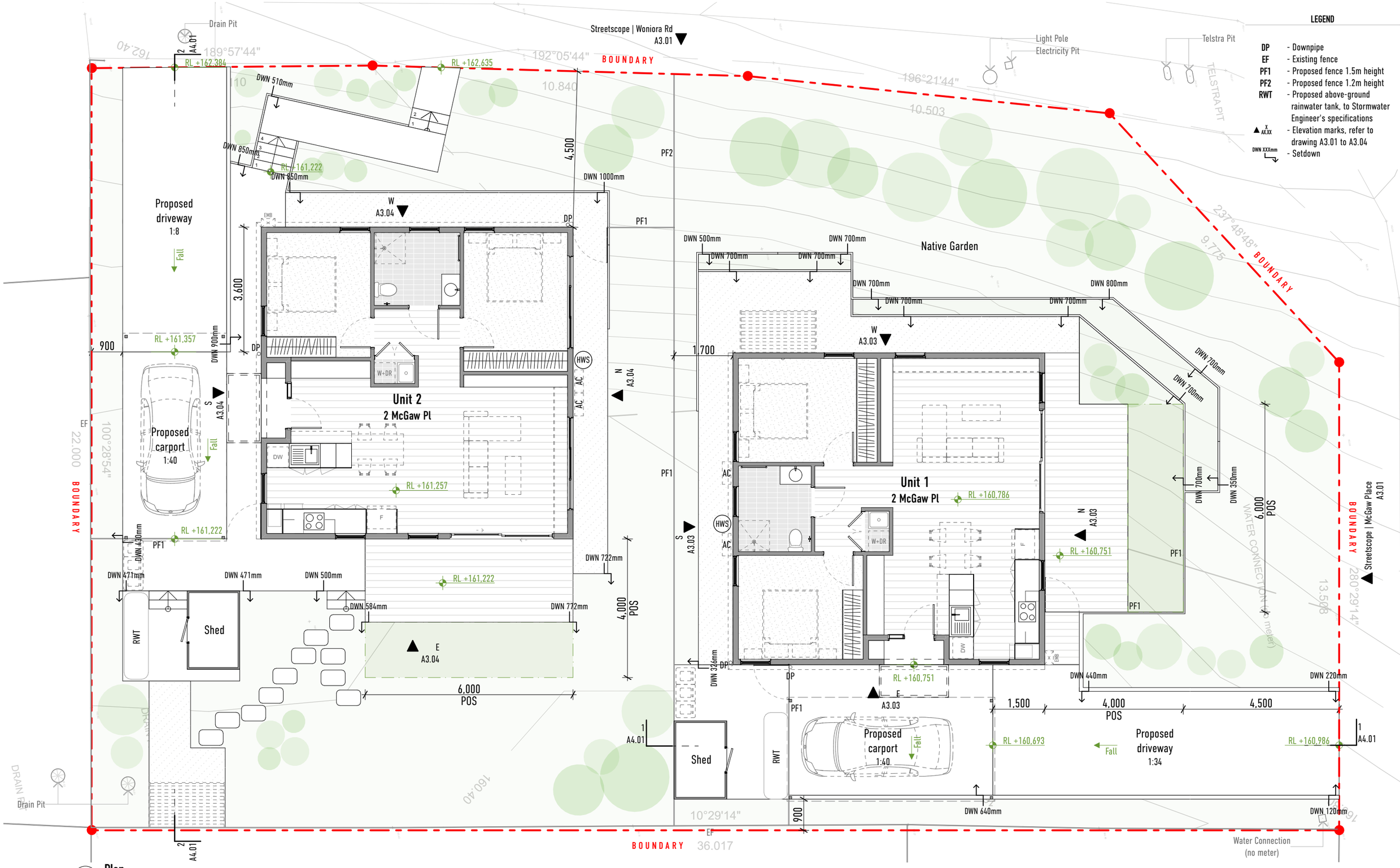
A	For Planning Permit	Y.W.	2025.10.22

PROJECT-ID:	McGaw's MOD - **250810**
ADDRESS:	2 McGaw Place, Shorewell Park, TAS
STATUS:	Planning Permit
CLIENT:	Homes Tasmania
SUBSET:	Site
LAYOUT:	Proposed Roof Plan
DRAWING NUMBER:	**A1.03**
SCALE:	1:200 on A3
NORTH:	

0 2 4 6 8 10m

REV DATE: 2025.10.22

REVISION: **A**



1 **Plan**

Site Plan

SCALE: 1:100

A: 2/113 Willoughby Rd, NSW 2065
P: 02 9906 7250
W: www.spiralarchitectslab.com.au
E: info@spiralarchitectslab.com.au

SPIRAL ARCHITECTS LAB
Nominated architect: Felipe Ayala
tas reg no. 1548

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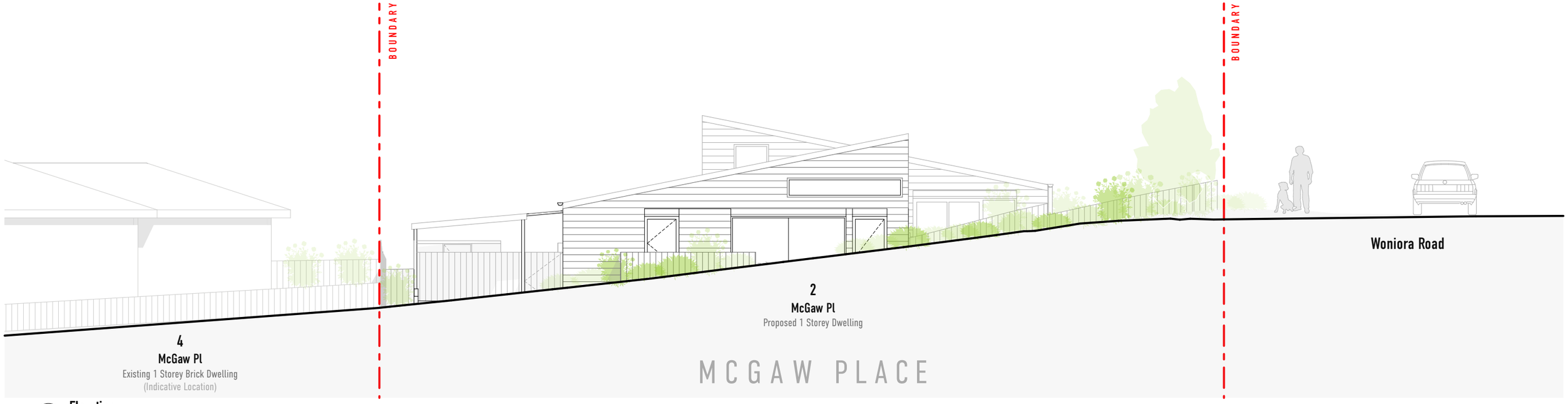
REV HISTORY:

A	For Planning Permit	Y.W.	2025.10.22

PROJECT-ID:	McGaw's MOD - **250810**
ADDRESS:	2 McGaw Place, Shorewell Park, TAS
STATUS:	Planning Permit
CLIENT:	Homes Tasmania
SUBSET:	Plan - General Arrangements
LAYOUT:	Ground Floor Plan
DRAWING NUMBER:	**A2.22**
SCALE:	1:100 on A3
NORTH:	
REV DATE:	2025.10.22
REVISION:	**A**

0 1 2 3 4 5m

1 **Elevation**
Streetscape | Woniora Rd
SCALE: 1:100



2 **Elevation**
Streetscape | McGaw Place
SCALE: 1:100

A: 2/113 Willoughby Rd, NSW 2065
P: 02 9906 7250
W: www.spiralarchitectslab.com.au
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SPIRAL ARCHITECTS LAB
Nominated architect: Felipe Ayala
tas reg no. 1548

Homes Tasmania
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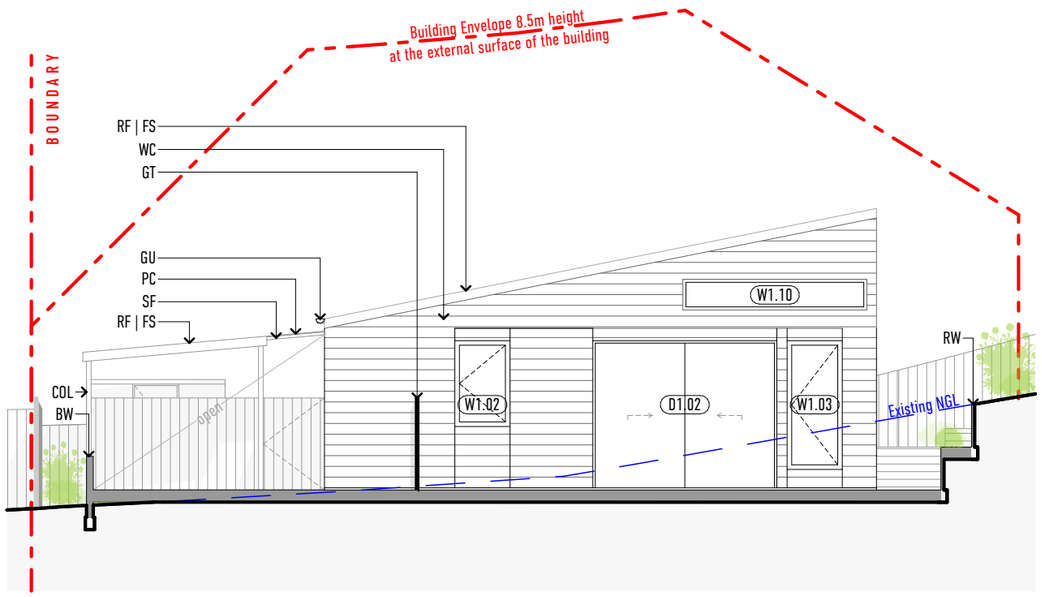
REV HISTORY:

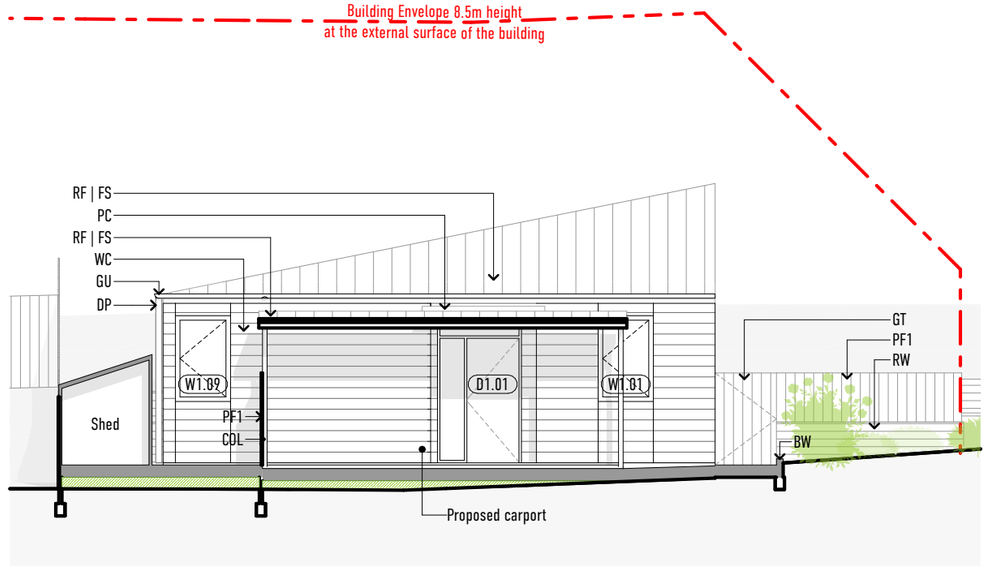
A	For Planning Permit	Y.W.	2025.10.22

PROJECT-ID:	McGaw's MOD - **250810**
ADDRESS:	2 McGaw Place, Shorewell Park, TAS
STATUS:	Planning Permit
CLIENT:	Homes Tasmania
SUBSET:	Elevations
LAYOUT:	Elevations_Streetscape
DRAWING NUMBER:	**A3.01**
SCALE:	1:100 on A3
NORTH:	
REV DATE:	2025.10.22
REVISION:	**A**

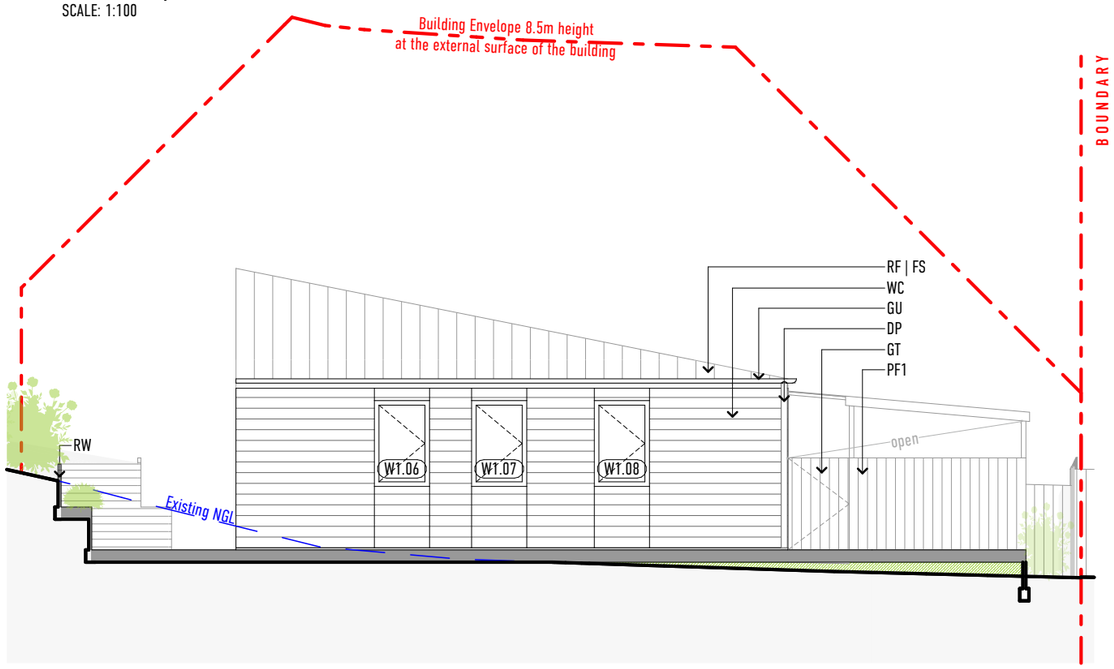
0 1 2 3 4 5m



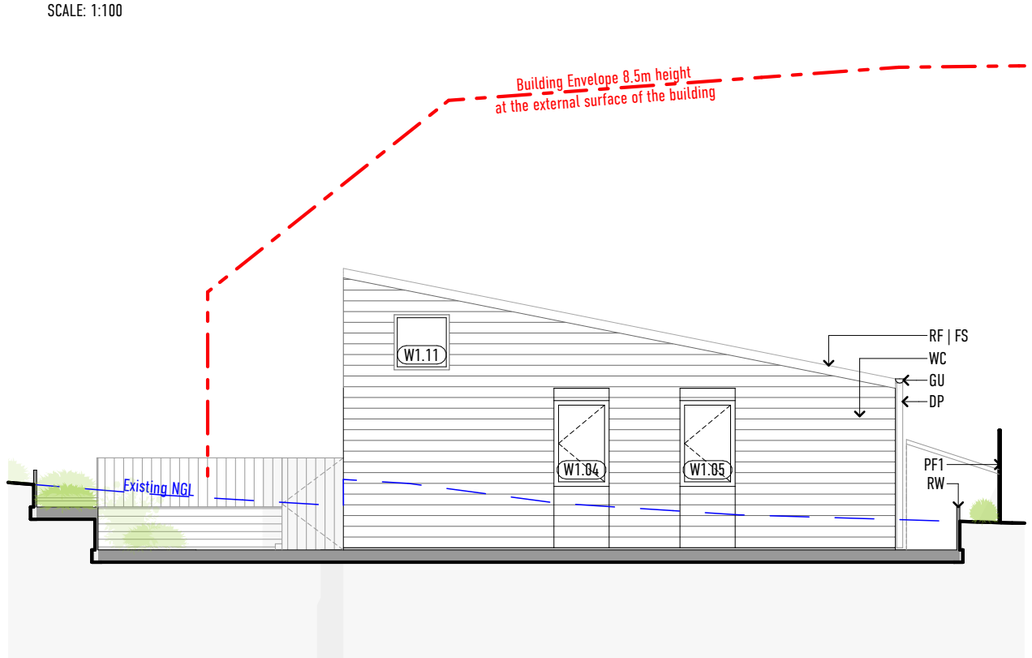
1 **Elevation**
Streetscape | North_Unit 1
SCALE: 1:100



2 **Elevation**
East_Unit 1
SCALE: 1:100



3 **Elevation**
South_Unit 1
SCALE: 1:100



4 **Elevation**
West_Unit 1
SCALE: 1:100

LEGEND

- Earth fill
- **BW** - Blockwork
  Material TBC, colour TBC
- **COL** - Column
  Material TBC, colour TBC
- **DP** - Colorbond downpipe
  pre-finished, woodland grey
- **D(X.XX)** - Aluminium door frame
  powdercoated, woodland grey
- **FS** - Colorbond fascia
  pre-finished, evening haze
- **GT** - Pine paling gate
  treated
- **GU** - Colorbond gutter
  pre-finished, woodland grey
- **PC** - Twin-wall polycarbonate
  clear
- **PF1** - Pine paling fence, 1.5m height
  treated
- **PF2** - Pine paling fence, 1.2m height
  treated
- **RF** - Colorbond steel roof sheeting
  pre-finished, woodland grey
- **RW** - F.R.P. Retaining Wall Sleeper
  pre-finished, charcoal
- **SF** - Steel frame
  powdercoated, woodland grey
- **W(X.XX)** - Aluminium window frame
  powdercoated, woodland grey
- **WC** - Timber wall cladding
  stained, natural colour

A: 2/113 Willoughby Rd, NSW 2065
P: 02 9906 7250
W: www.spiralarchitectslab.com.au
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SPIRAL ARCHITECTS LAB
Nominated architect: Felipe Ayala
tas reg no. 1548

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REV HISTORY:

A	For Planning Permit	Y.W.	2025.10.22

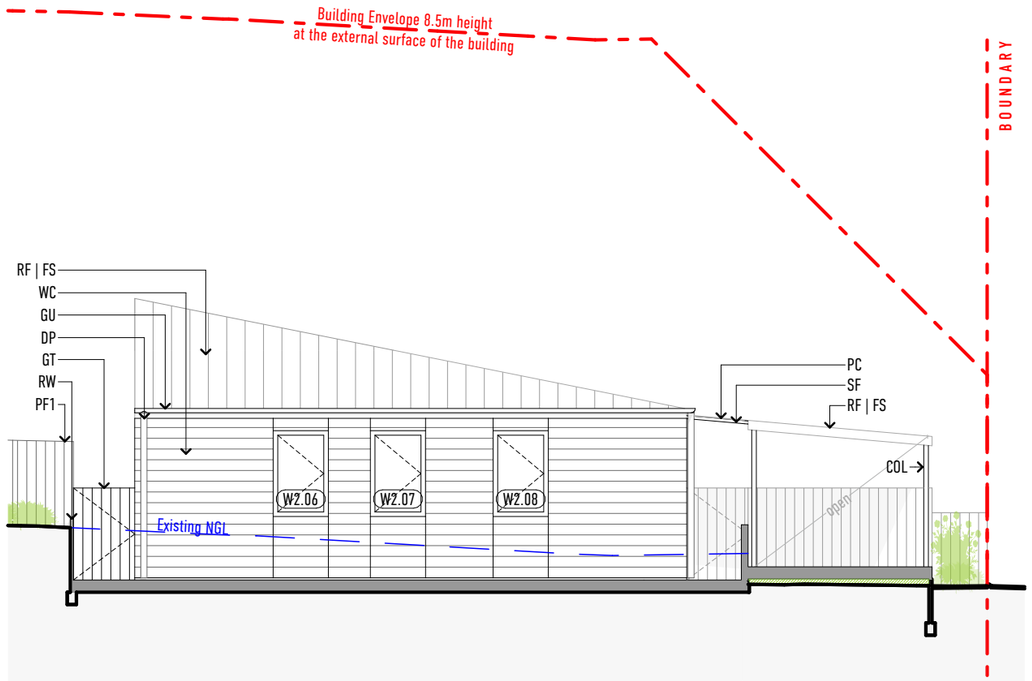
PROJECT-ID:	McGaw's MOD - **250810**
ADDRESS:	2 McGaw Place, Shorewell Park, TAS
STATUS:	Planning Permit
CLIENT:	Homes Tasmania

SUBSET:	Elevations
LAYOUT:	Elevations_Unit 1
DRAWING NUMBER:	**A3.03**

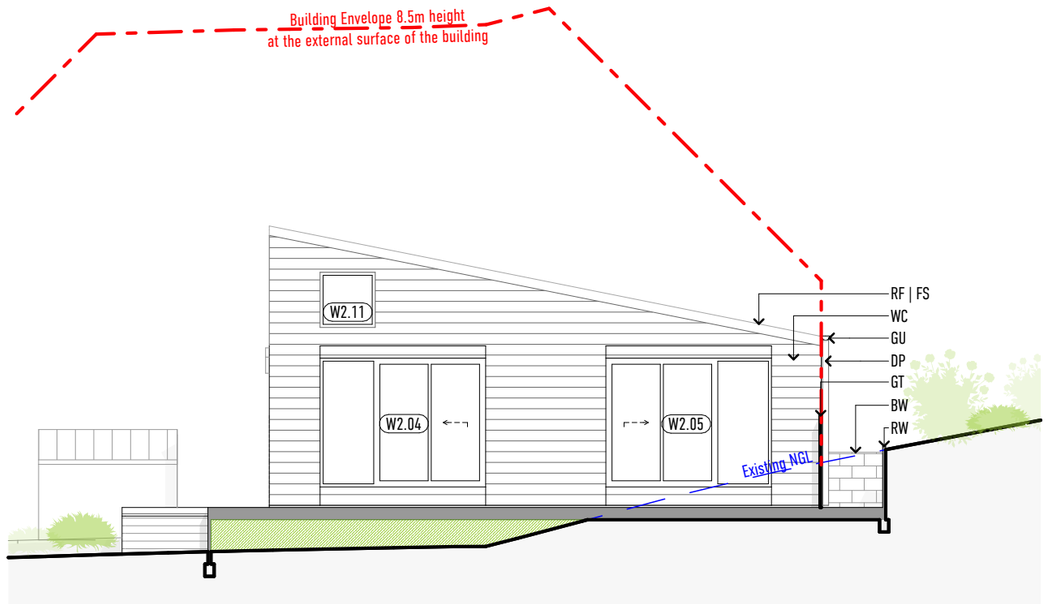
0 1 2 3 4 5m

SCALE:	1:100 on A3
NORTH:	

REV DATE: 2025.10.22
REVISION: **A**



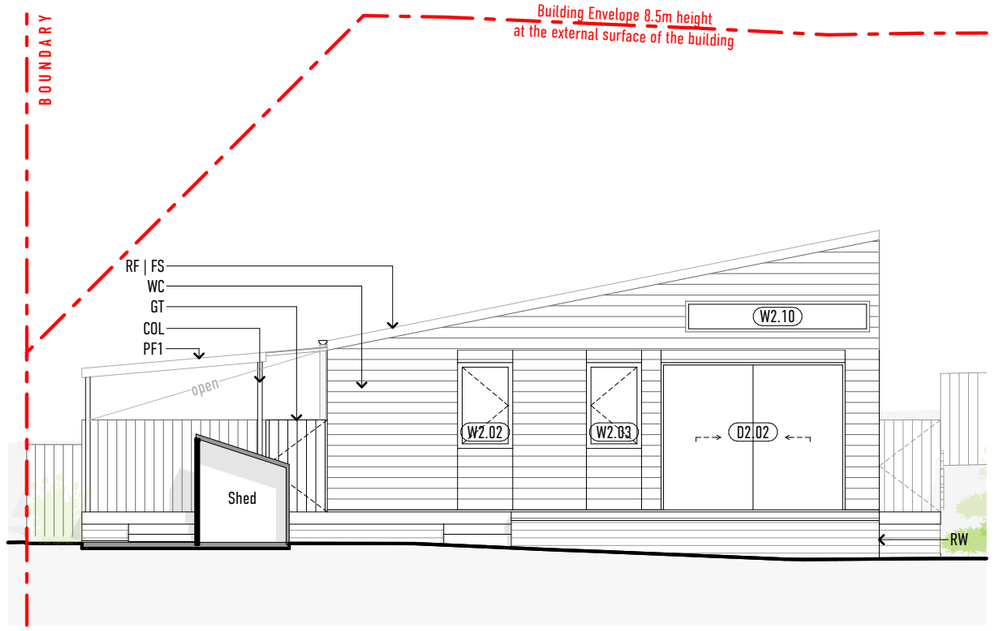
1 **Elevation**
Streetscape | West_Unit 2
SCALE: 1:100



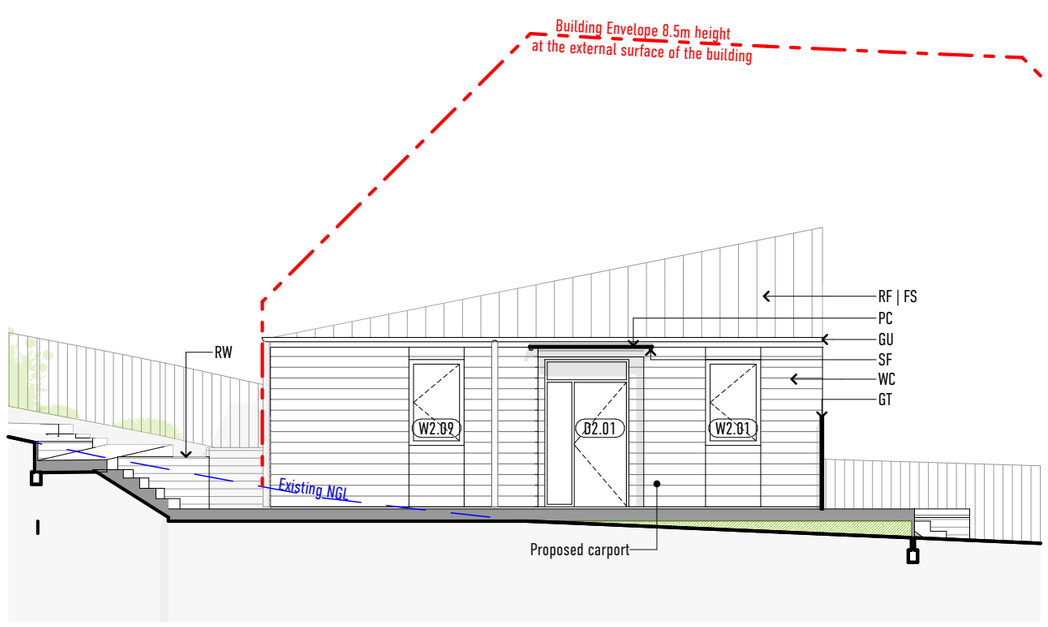
2 **Elevation**
North_Unit 2
SCALE: 1:100

LEGEND

- Earth fill
- **BW** - Blockwork
  Material TBC, colour TBC
- **COL** - Column
  Material TBC, colour TBC
- **DP** - Colorbond downpipe
  pre-finished, woodland grey
- **D(X.XX)** - Aluminium door frame
  powdercoated, woodland grey
- **FS** - Colorbond fascia
  pre-finished, evening haze
- **GT** - Pine paling gate
  treated
- **GU** - Colorbond gutter
  pre-finished, woodland grey
- **PC** - Twin-wall polycarbonate
  clear
- **PF1** - Pine paling fence, 1.5m height
  treated
- **PF2** - Pine paling fence, 1.2m height
  treated
- **RF** - Colorbond steel roof sheeting
  pre-finished, woodland grey
- **RW** - F.R.P. Retaining Wall Sleeper
  pre-finished, charcoal
- **SF** - Steel frame
  powdercoated, woodland grey
- **W(X.XX)** - Aluminium window frame
  powdercoated, woodland grey
- **WC** - Timber wall cladding
  stained, natural colour



3 **Elevation**
East_Unit 2
SCALE: 1:100



4 **Elevation**
South_Unit 2
SCALE: 1:100

A: 2/113 Willoughby Rd, NSW 2065
P: 02 9906 7250
W: www.spiralarchitectslab.com.au
E: info@spiralarchitectslab.com.au

SPIRAL ARCHITECTS LAB
Nominated architect: Felipe Ayala
tas reg no. 1548

Homes Tasmania
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REV HISTORY:

A	For Planning Permit	Y.W.	2025.10.22

PROJECT-ID: McGaw's MOD - **250810**
ADDRESS: 2 McGaw Place, Shorewell Park, TAS
STATUS: Planning Permit
CLIENT: Homes Tasmania

0 1 2 3 4 5m

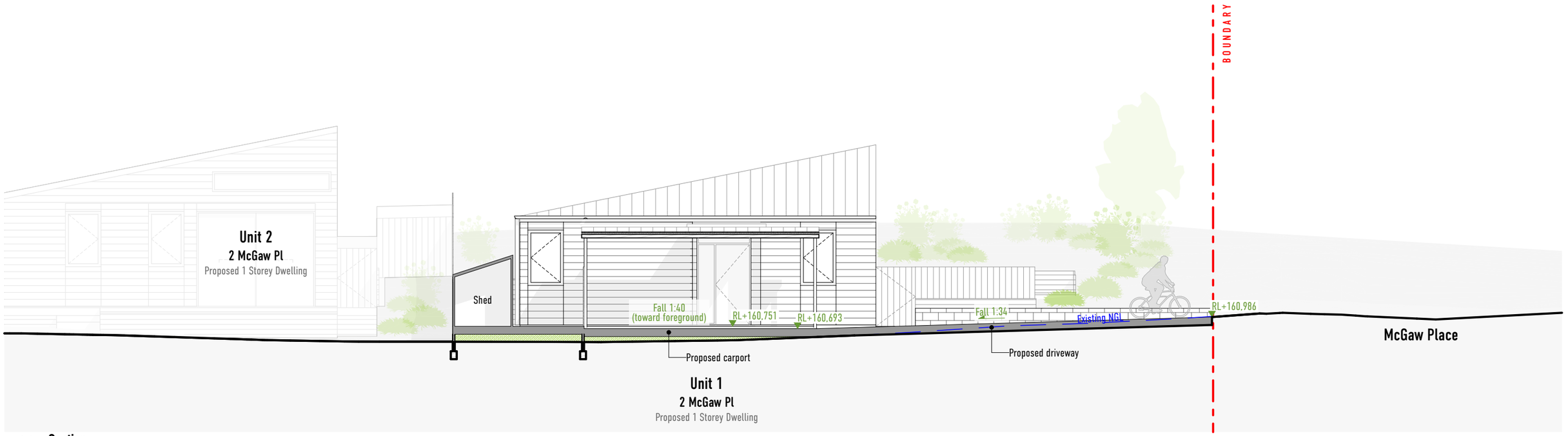
SUBSET: Elevations
LAYOUT: Elevations_Unit 2
DRAWING NUMBER: **A3.04**

SCALE: 1:100 on A3
NORTH:

REV DATE: 2025.10.22
REVISION: **A**

LEGEND

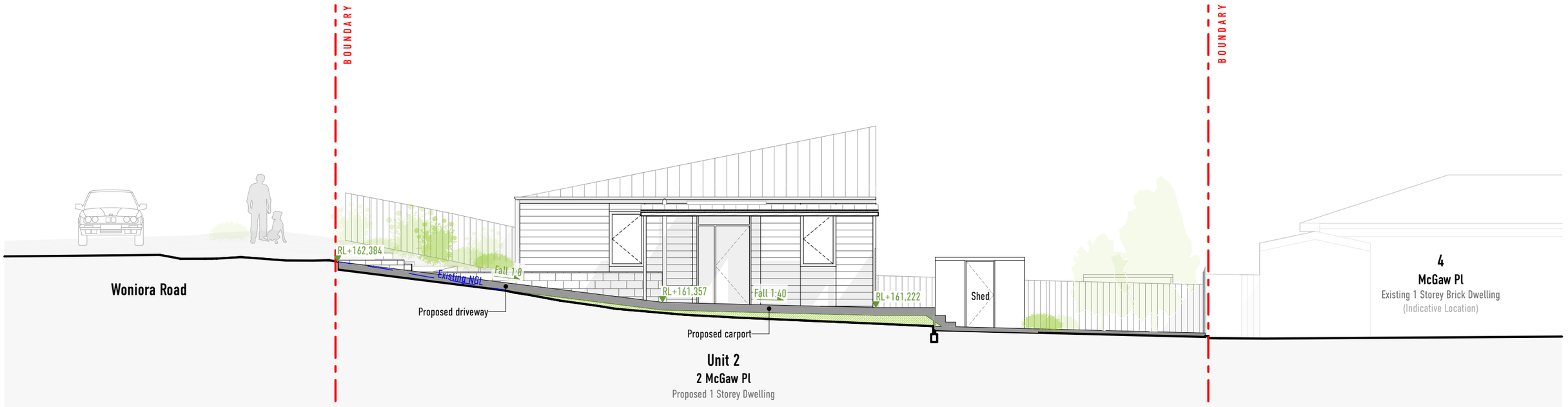
- Earth fill



1 **Section**

Section_Unit 1

SCALE: 1:100



2 **Section**

Section_Unit 2

SCALE: 1:100

A: 2/113 Willoughby Rd, NSW 2065
P: 02 9906 7250
W: www.spiralarchitectslab.com.au
E: info@spiralarchitectslab.com.au

SPIRAL ARCHITECTS LAB
Nominated architect: Felipe Ayala
tas reg no. 1548

Homes Tasmania
Building homes, creating communities.

REV HISTORY:			
A	For Planning Permit	Y.W.	2025.10.22

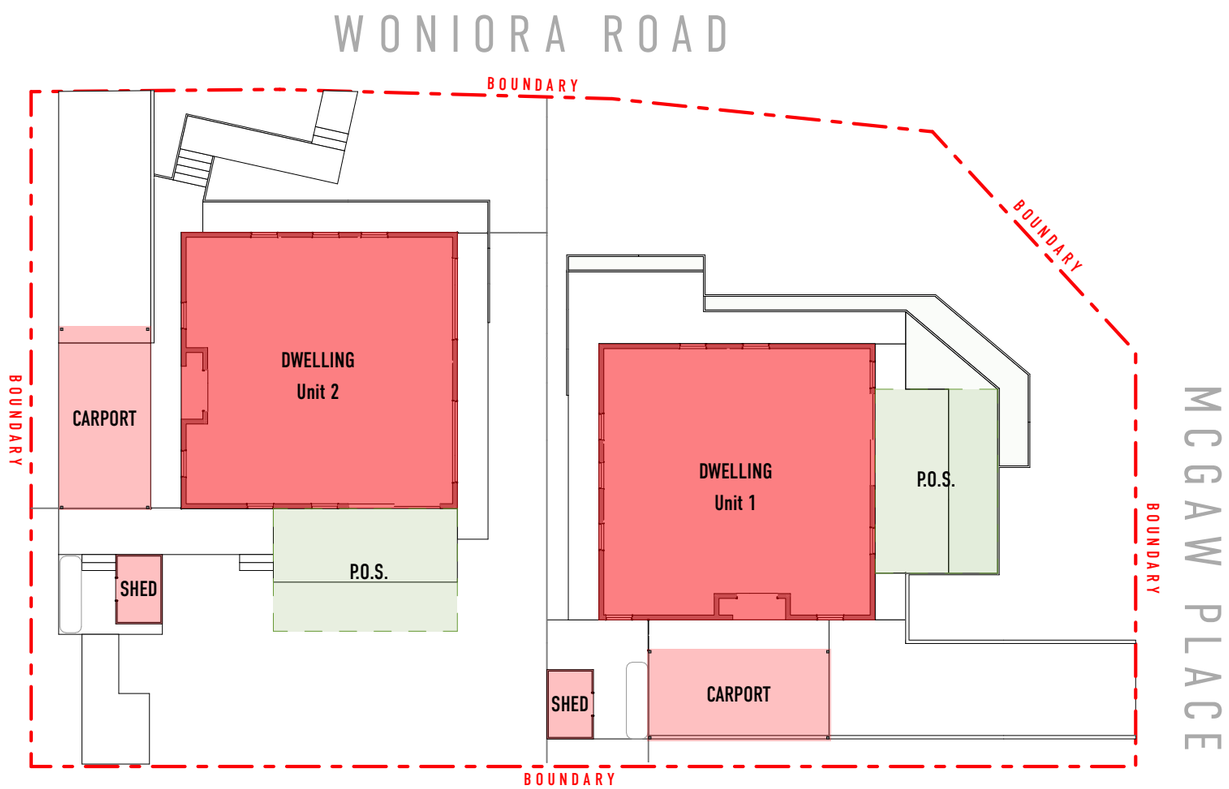
PROJECT-ID:	McGaw's MOD - **250810**
ADDRESS:	2 McGaw Place, Shorewell Park, TAS
STATUS:	Planning Permit
CLIENT:	Homes Tasmania

SUBSET:	Sections
LAYOUT:	Sections
DRAWING NUMBER:	**A4.01**

0 1 2 3 4 5m

SCALE:	1:100 on A3
NORTH:	

REV DATE:	2025.10.22
REVISION:	**A**



1 **Plan**
Site Coverage
SCALE: 1:200

Unit 1
Roofed Area

CARPORT	18.00
DWELLING	81.00
SHED	3.44
	102.44 m²
Site Area	381.45 m²

Site Coverage: 26.86% (<50%)

Unit 2
Roofed Area

CARPORT	18.00
DWELLING	81.00
SHED	3.44
	102.44 m²
Site Area	369.88 m²

Site Coverage: 27.70% (<50%)

A: 2/113 Willoughby Rd, NSW 2065
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SPIRAL ARCHITECTS LAB
Nominated architect: Felipe Ayala
tas reg no. 1548

Homes Tasmania
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REV HISTORY:

A	For Planning Permit	Y.W.	2025.10.22

PROJECT-ID:	McGaw's MOD - **250810**
ADDRESS:	2 McGaw Place, Shorewell Park, TAS
STATUS:	Planning Permit
CLIENT:	Homes Tasmania
SUBSET:	Additional Information
LAYOUT:	Coverage Calculation
DRAWING NUMBER:	**A8.1**
SCALE:	1:200 on A3
NORTH:	
REV DATE:	2025.10.22
REVISION:	**A**

0 2 4 6 8 10m