DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-293
PROPOSED DEVELOPMENT:	Single Residential Dwelling
LOCATION:	33 Matteo Circle Claremont
APPLICANT:	SJM Property Developments
ADVERTISING START DATE:	17/11/2026
ADVERTISING EXPIRY DATE:	1/12/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) until 1/12/2026

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on 1/12/2026, or for postal and hand delivered representations, by 5.00 pm on 1/12/2026.

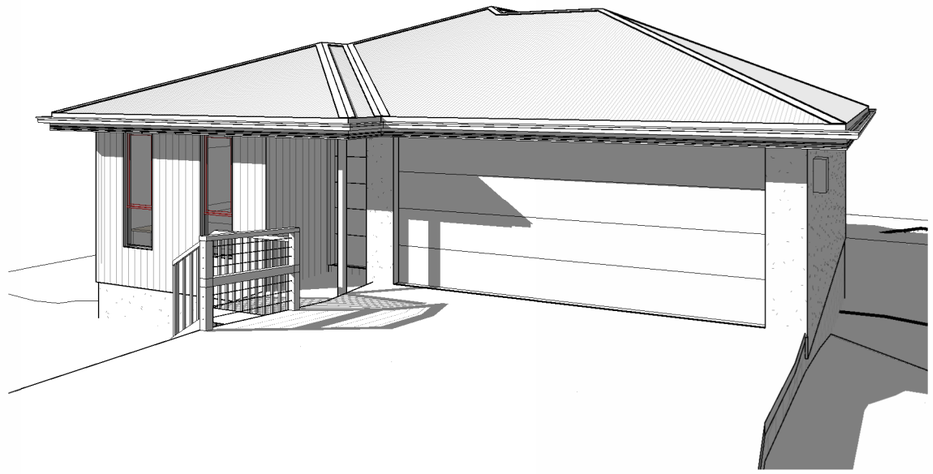
374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

Document Set ID: 3688795
Version: 1, Version Date: 13/11/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-293
DATE RECEIVED 27/10/2026

PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE, CLAREMONT
SJM PROPERTY DEVELOPMENTS

PD26576



BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	LIVABLE HOUSING DESIGN
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PLUMBING PLAN
11	FLOOR FINISHES PLAN
12	ELECTRICAL/REFLECTED CEILING PLAN
13	PERSPECTIVES

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 300089/33
SITE AREA: 729m^2
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: P
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
BAL RATING: 19
OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA, BUSHFIRE-PRONE AREAS, FLOOD-PRONE AREAS

FLOOR AREA	116.79 m2	(12.57	SQUARES)
GARAGE AREA	39.76 m2	(4.28	SQUARES)
TOTAL AREA	156.55	16.85	

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primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

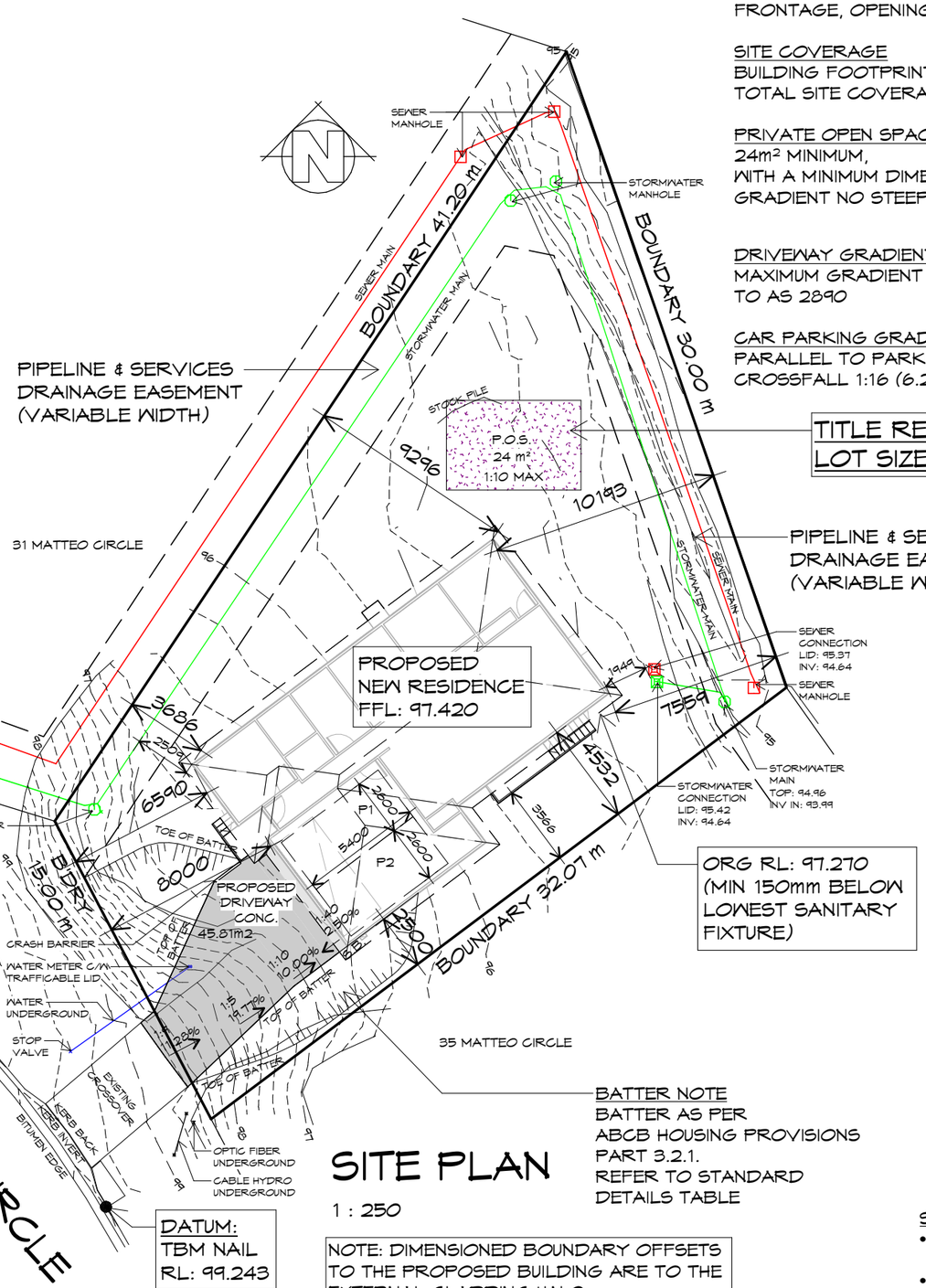
REV.	DATE	DESCRIPTION

OCTOBER 2026

PLANNING

Document Set ID: 3688926
Version: 1, Version Date: 27/10/2026

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 19
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.



SITE PLAN

1 : 250

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

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 5.1m

SITE COVERAGE
BUILDING FOOTPRINT 156.55 /SITE AREA 729 = 0.214
TOTAL SITE COVERAGE 21.47%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

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

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

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

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

SURVEYORS NOTES:
- WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY.
- THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY EXISTING TITLE DIMENSIONS AND OCCUPATION (WHERE AVAILABLE) ONLY AND NOT BY FIELD SURVEY, AND AS A RESULT ARE CONSIDERED APPROXIMATE ONLY. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY. OR TO PRESCRIBED SET-BACKS, WITHOUT FURTHER SURVEY.
- PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS.
- ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED.
- DATUM - VERTICAL : AHD PER SPM9546 WITH REPUTED AHD LEVEL OF 104.903 FROM SURCOM ON 28/08/2026.
- DATUM - HORIZONTAL : MGA 2020
- AT THE TIME OF THIS SURVEY, CT.300089/33 WAS OWNED BY HBS DEVELOPMENTS PTY LTD.
- DATE OF SURVEY : 24/08/2026
- CONTOUR INTERVAL 0.200m

GLENORCHY CITY COUNCIL PLANNING SERVICES
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SEWER AND WATER SERVICES
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

REV.	DATE	DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

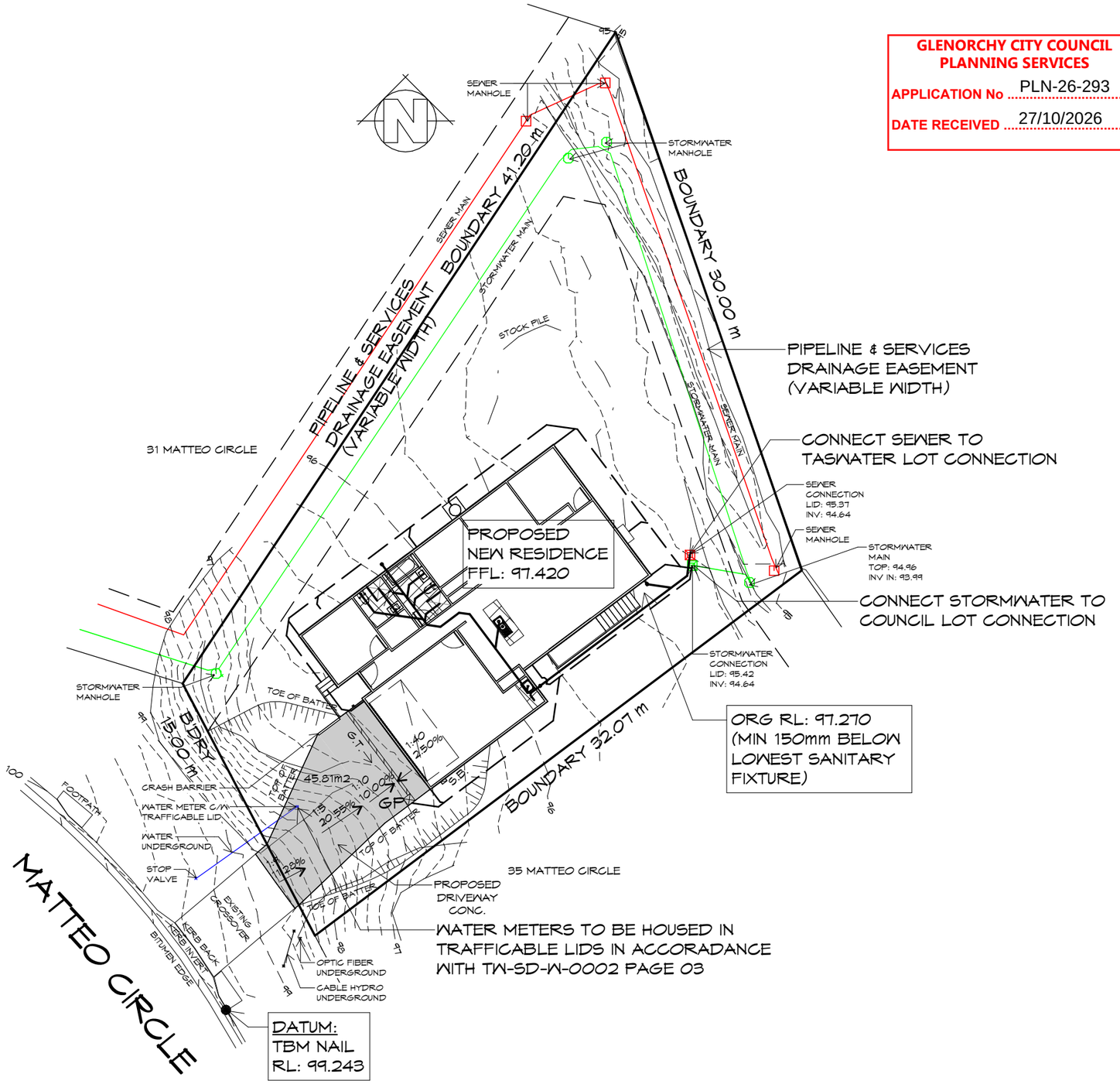
Drawing: SITE PLAN

Date:	Drafted by:	Approved by:
23.10.2026	A.D.	J.B.
Project/Drawing no:	Scale:	Revision:
PD26576 - 01	1 : 250	00

Accredited building practitioner: Frank Geskus -No CC246A

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SITE DRAINAGE PLAN

1 : 250

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PLANNING SERVICES
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LEGEND

- SP — SEDIMENT PIT - 300X300 EVERHARD SURFACE DRAINAGE PIT
- GP — GRATED PIT - *450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY*
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- G.T. — 150 WIDE GRATED TRENCH

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

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2025 PART 3
ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2025 PART 2
S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2025 PART 3
VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2025 PART 2

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

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SJM property developments

REV.	DATE	DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

Drawing: SITE DRAINAGE PLAN

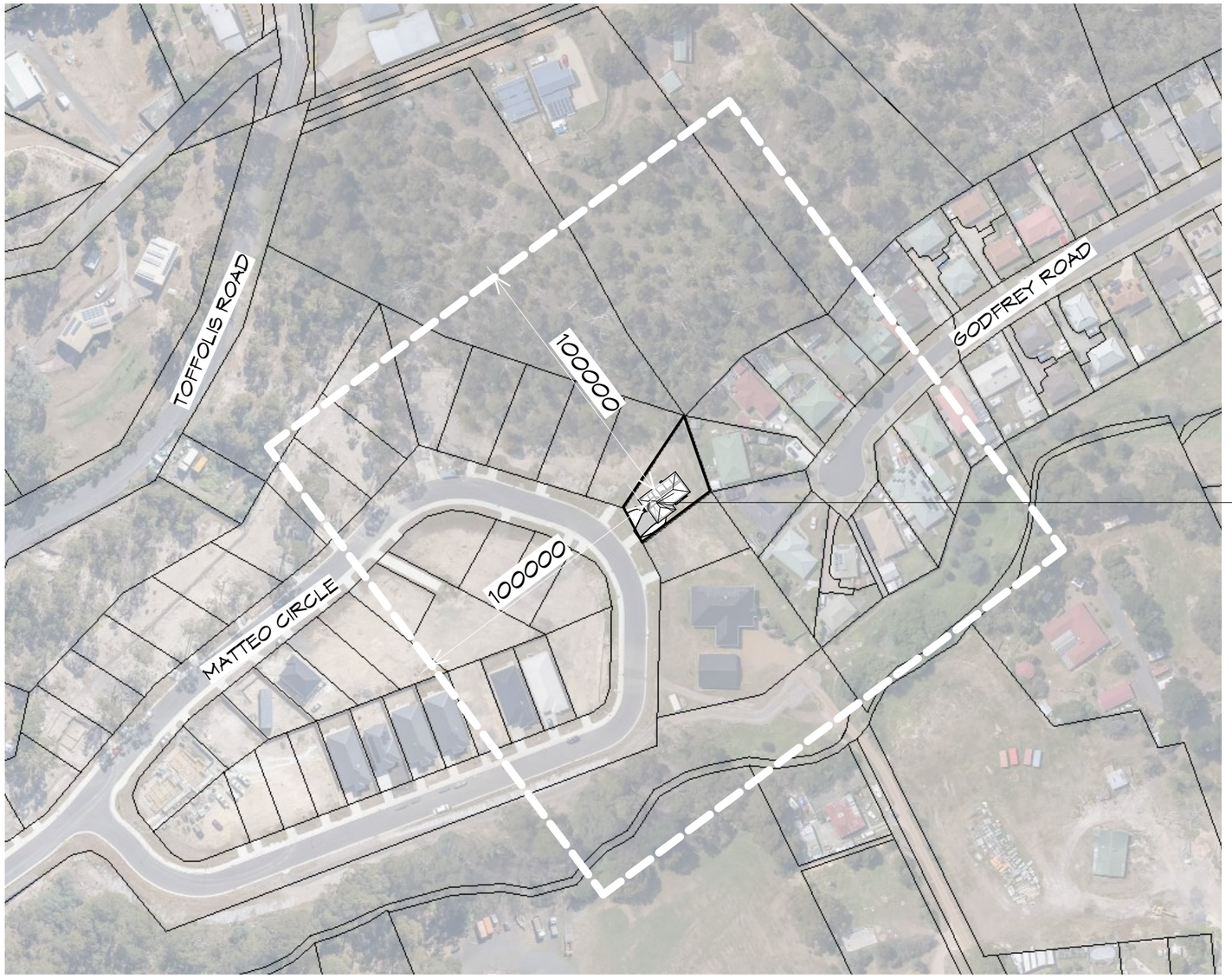
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PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 19
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

LOCALITY PLAN

1 : 2000

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

REFER TO BUSHFIRE ASSESSMENT REPORT BY RED DOG BUSHFIRE ASSESSORS 5.10.2026 FOR MANAGEMENT PLAN

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SJM property developments

REV. DATE DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

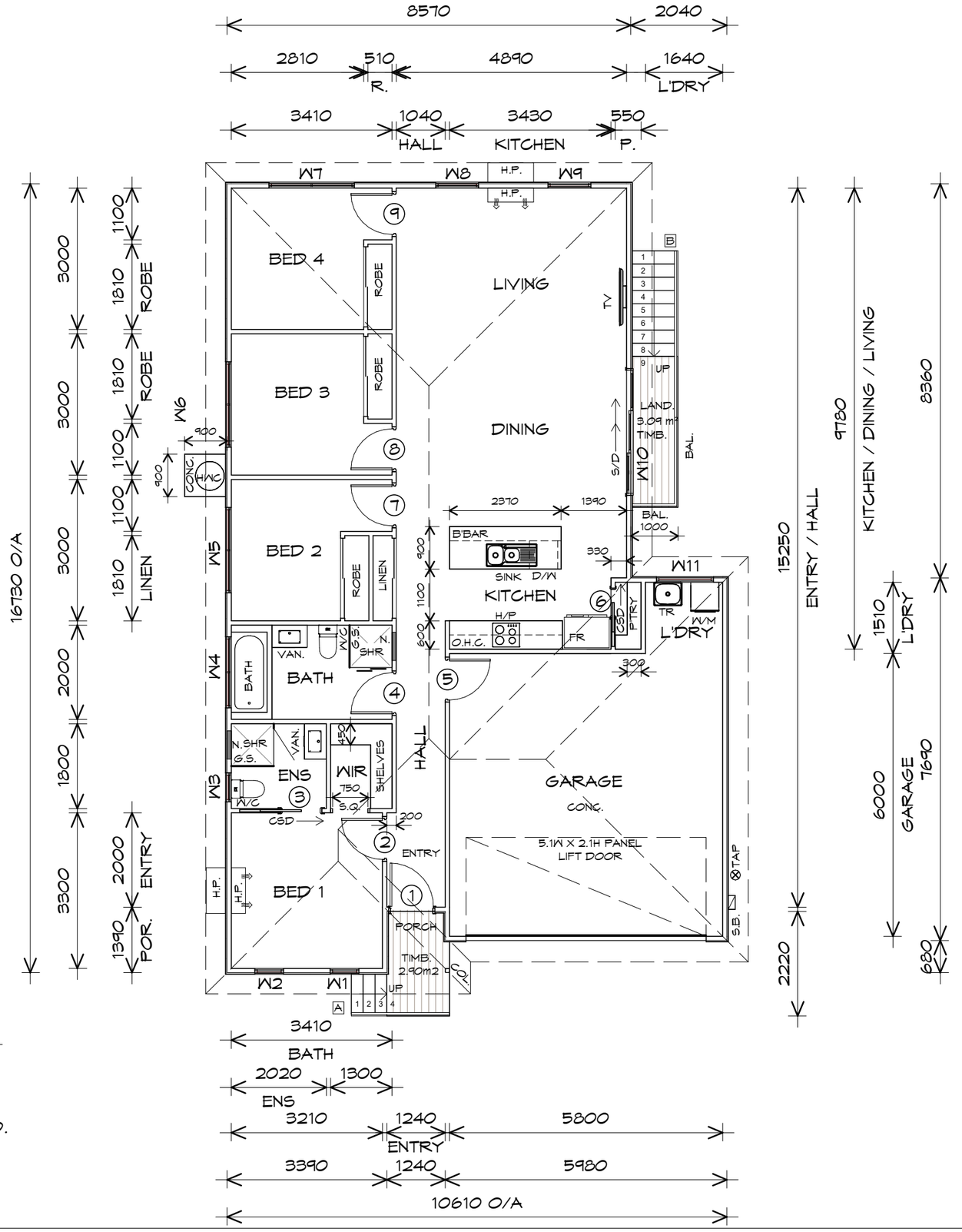
Drawing: LOCALITY PLAN

Date:	Drafted by:	Approved by:
23.10.2026	A.D.	J.B.
Project/Drawing no:	Scale:	Revision:
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NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING

FLOOR PLAN

1 : 100

FLOOR AREA	116.79	m2	(12.57	SQUARES)
GARAGE AREA	39.76	m2	(4.28	SQUARES)
TOTAL AREA	156.55		16.85	

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

LEGEND

C&D	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
H/C	HOT WATER CYLINDER
N.	600x300 SHR NICHE
S.B	SWITCH BOX
BAL	BALUSTRADE

STAIRS

STAIR	NO RISERS	RISER H'T	TREAD DEPTH
B	9	183	280
A	4	154	250

NON SLIP TO COMPLY NCC 2022

GLENORCHY CITY COUNCIL
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SJM property developments

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Version: 1, Version Date: 27/10/2026

REV. DATE DESCRIPTION

Client name:
SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

Drawing:
FLOOR PLAN

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Date:	Drafted by:	Approved by:
23.10.2026	A.D.	J.B.
Project/Drawing no:	Scale:	Revision:
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DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	CAVITY SLIDING DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	620	CAVITY SLIDING DOOR	JOINERY, PANTRY DOOR
7	870	INTERNAL TIMBER DOOR	
8	870	INTERNAL TIMBER DOOR	
9	870	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	
W3	900	610	AWNING WINDOW	OPAQUE
W4	1000	1510	AWNING WINDOW	OPAQUE
W5	1200	1810	AWNING WINDOW	
W6	1200	1810	AWNING WINDOW	
W7	1200	1810	AWNING WINDOW	
W8	1800	910	AWNING WINDOW	
W9	1800	910	AWNING WINDOW	
W10	2100	2688	STACKING SLIDING DOOR	
W11	600	1210	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **19 BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

WINDOW SPECIFICATION - BRADNAMS:		
DOUBLED GLAZED CLEAR, AWNING:	U=4.24	SHGC=0.56
DOUBLED GLAZED CLEAR, SLIDING DOOR:	U=3.84	SHGC=0.65

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SJM property developments

REV. DATE DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

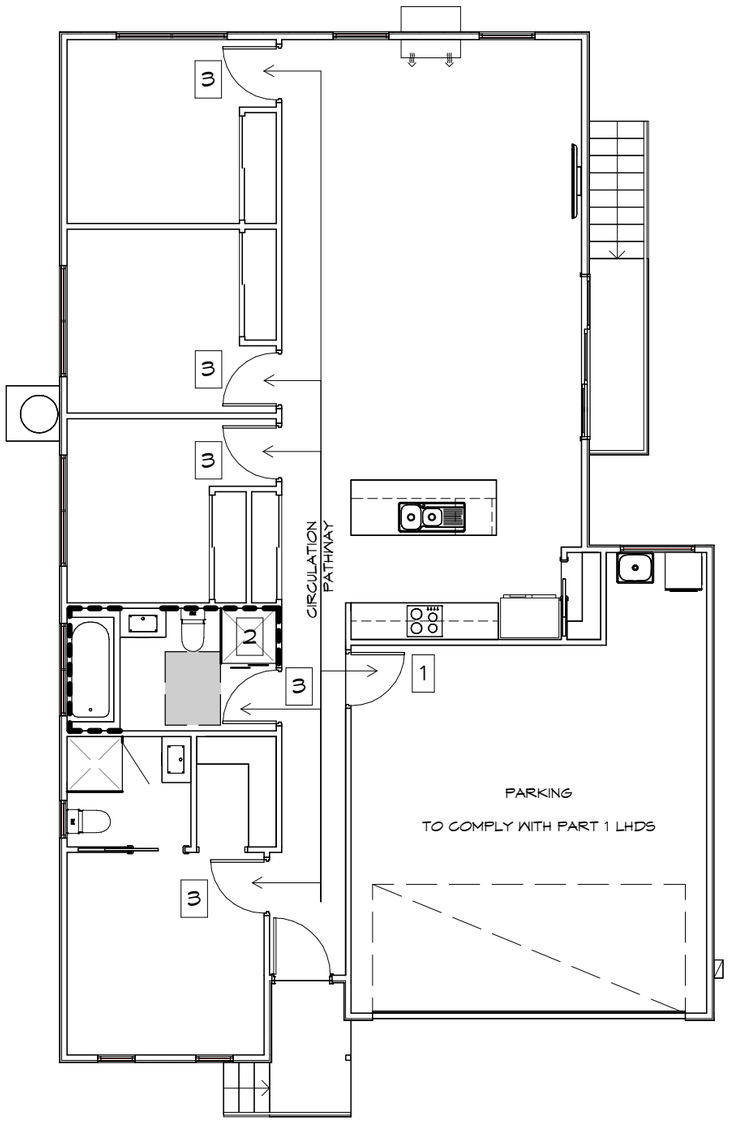
Drawing: DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
23.10.2026	A.D.	J.B.
Project/Drawing no:	Scale:	Revision:
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GLENORCHY CITY COUNCIL
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DATE RECEIVED 27/10/2026



LHDS PLAN

1 : 100

LEGEND

1 — 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY

2 — CURBLESS SHOWER

3 — A DOOR AS REQUIRED FOR LHDS PART 3 MIN 820 CLEAR OPENING WIDTH TO INTERNAL DOORWAYS

NOTE: THRESHOLDS OF AN INTERNAL DOORWAY SUBJECT TO PART 3, TO BE;
- LEVEL OR;
- HAVE A HEIGHT OF NOT MORE THAN 5mm IF LIP IS ROUNDED OR BEVELLED OR;
- RAMPED THRESHOLD IN ACCORDANCE WITH ABCB PART H8, & LHDS PART 3.2

LINE WALL WITH MIN 12mm STRUCTURAL PLYWOOD BEHIND PLASTER

900x1200 W/C CIRCULATION

1000 CLEAR HALLWAY CIRCULATION

TO COMPLY WITH ABCB HOUSING PROVISIONS PART H8 & ABCB STANDARD FOR LIVABLE HOUSING DESIGN:
- PART 2.1
- PART 3
- PART 4
- PART 5, AND:
- PART 6.

IN ACCORDANCE WITH CBOS DIRECTORS DETERMINATION 2024

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SJM property developments

REV. DATE DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

Drawing: LIVABLE HOUSING DESIGN

Date:	Drafted by:	Approved by:
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Project/Drawing no:	Scale:	Revision:
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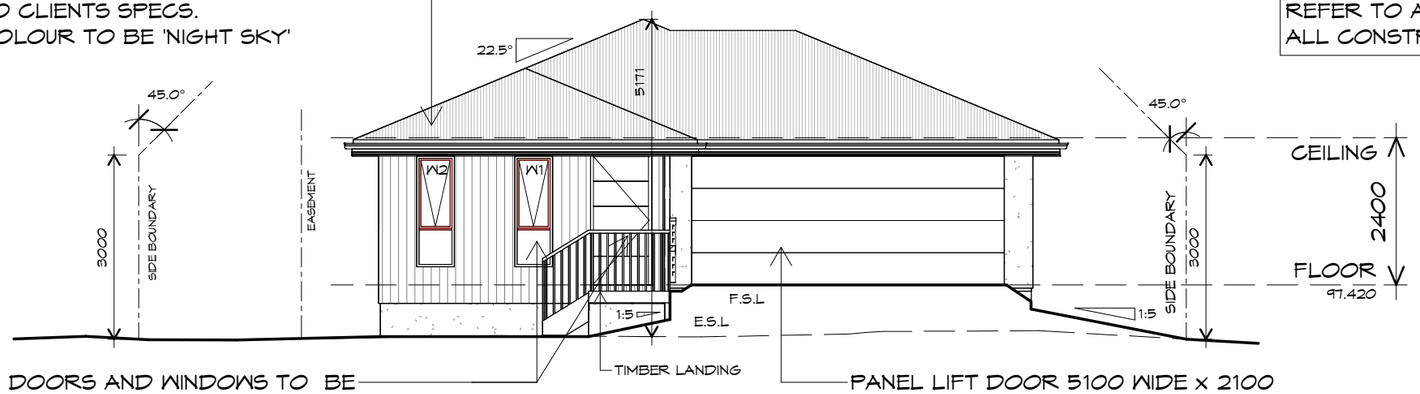
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ALL CONSTRUCTION MUST COMPLY WITH AS3959.

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.
COLOUR TO BE 'NIGHT SKY'



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

PANEL LIFT DOOR 5100 WIDE x 2100
HIGH CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

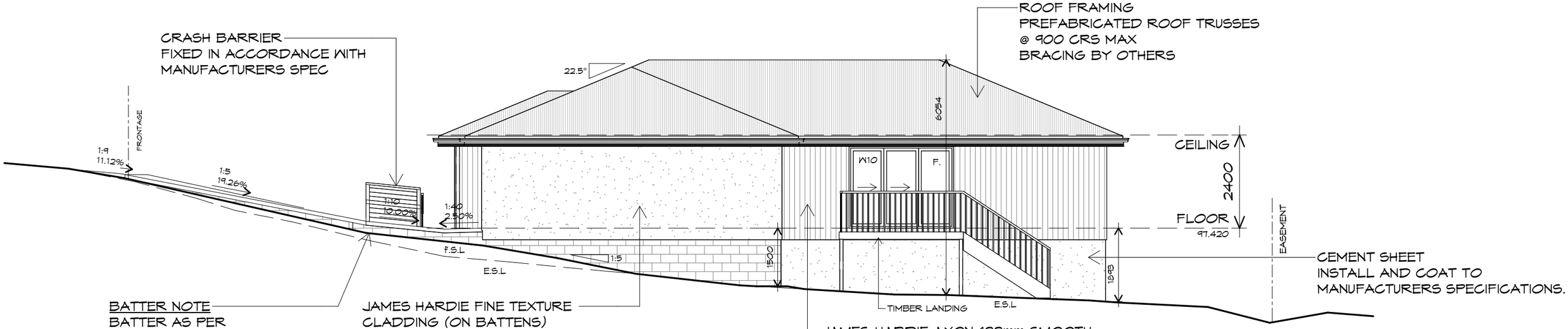
SOUTHERN WESTERN ELEVATION

1 : 100

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

CRASH BARRIER
FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC



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

JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.
COLOUR TO BE 'SURFMIST'

JAMES HARDIE AXON 133mm SMOOTH
VERTICAL CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.
COLOUR TO BE 'DUNE'

CEMENT SHEET
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

SOUTH EASTERN ELEVATION

1 : 100

SJM property developments

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

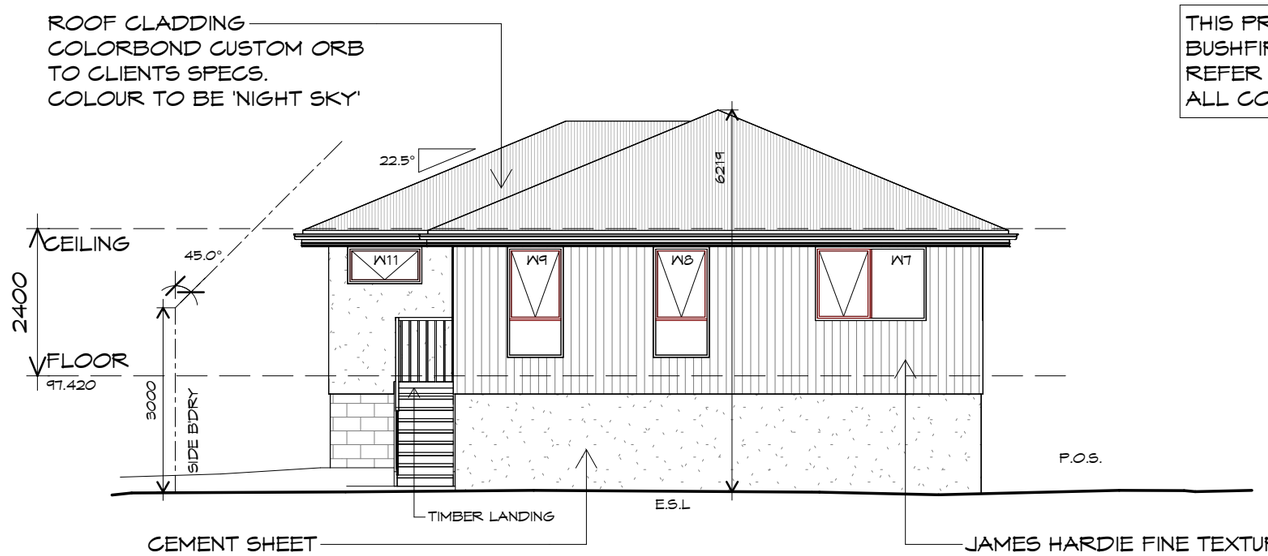
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
23.10.2026	A.D.	J.B.
Project/Drawing no:	**Scale:**	**Revision:**
PD26576 - 07	1 : 100	00

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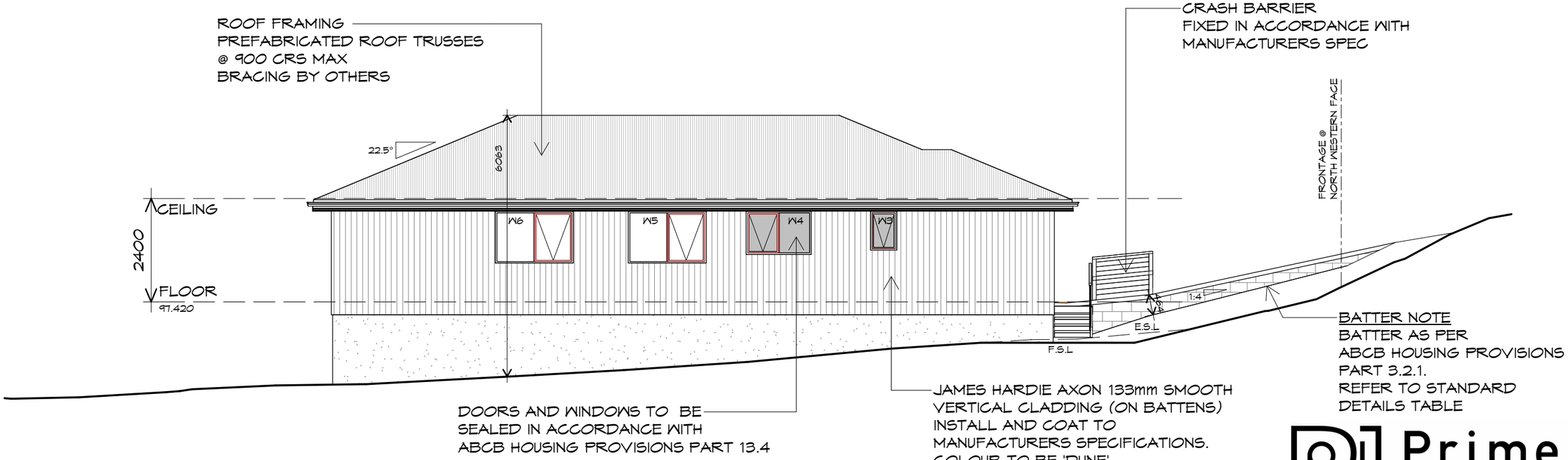
THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 19
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

GLENORCHY CITY COUNCIL
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NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

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SJM property developments

REV.	DATE	DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

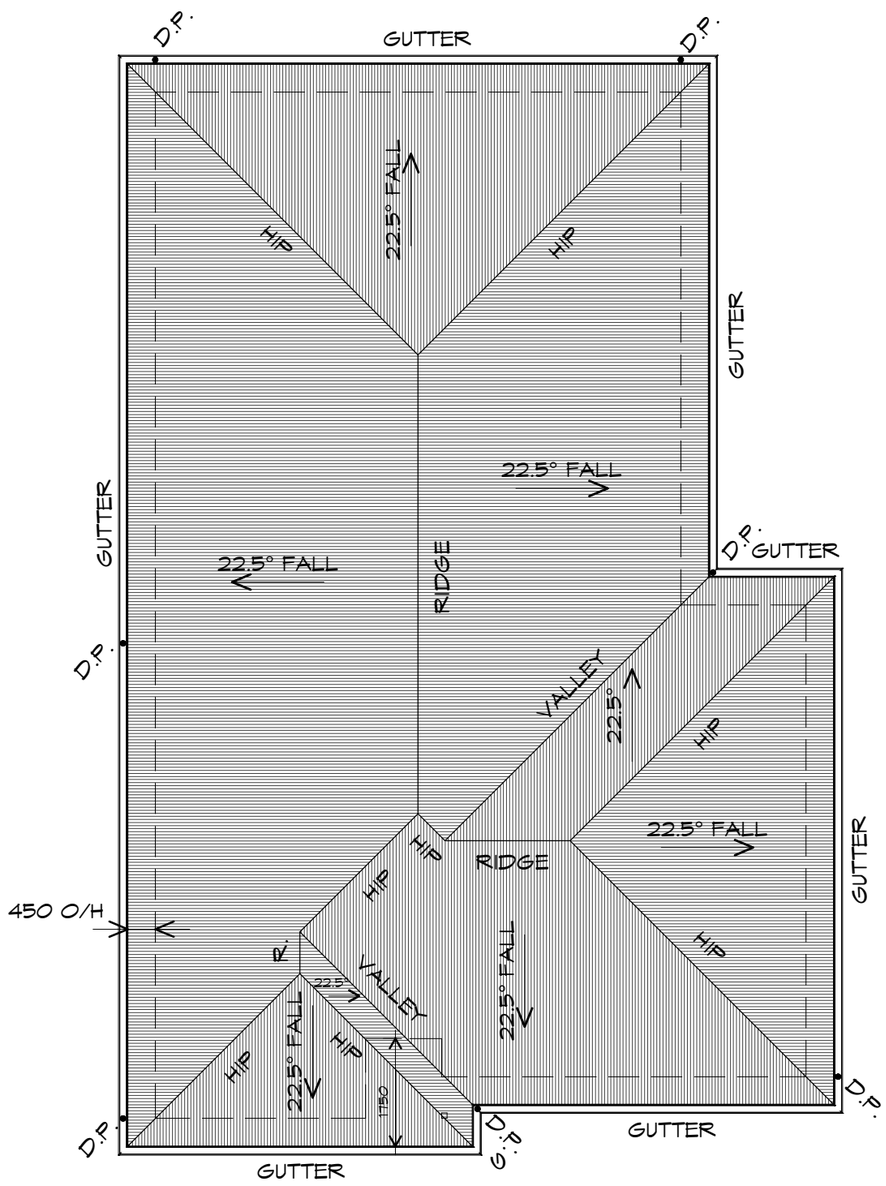
Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

Drawing: ELEVATIONS

Date:	Drafted by:	Approved by:
23.10.2026	A.D.	J.B.
Project/Drawing no:	**Scale:**	**Revision:**
PD26576 - 08	1 : 100	00

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ROOF PLAN

1 : 100

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 19
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

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

OVERFLOW MEASURES
INSTALL **FRONT FACE SLOTTED GUTTER *OR***
10mm CONTROLLED BACK GAP, STAND OFF BRACKET WITH SPACER.
BACK OF GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF FASCIA
INSTALL IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.6

GLENORCHY CITY COUNCIL
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ROOF PLUMBING NOTES:

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

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

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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

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

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

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SJM property developments

REV. DATE DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

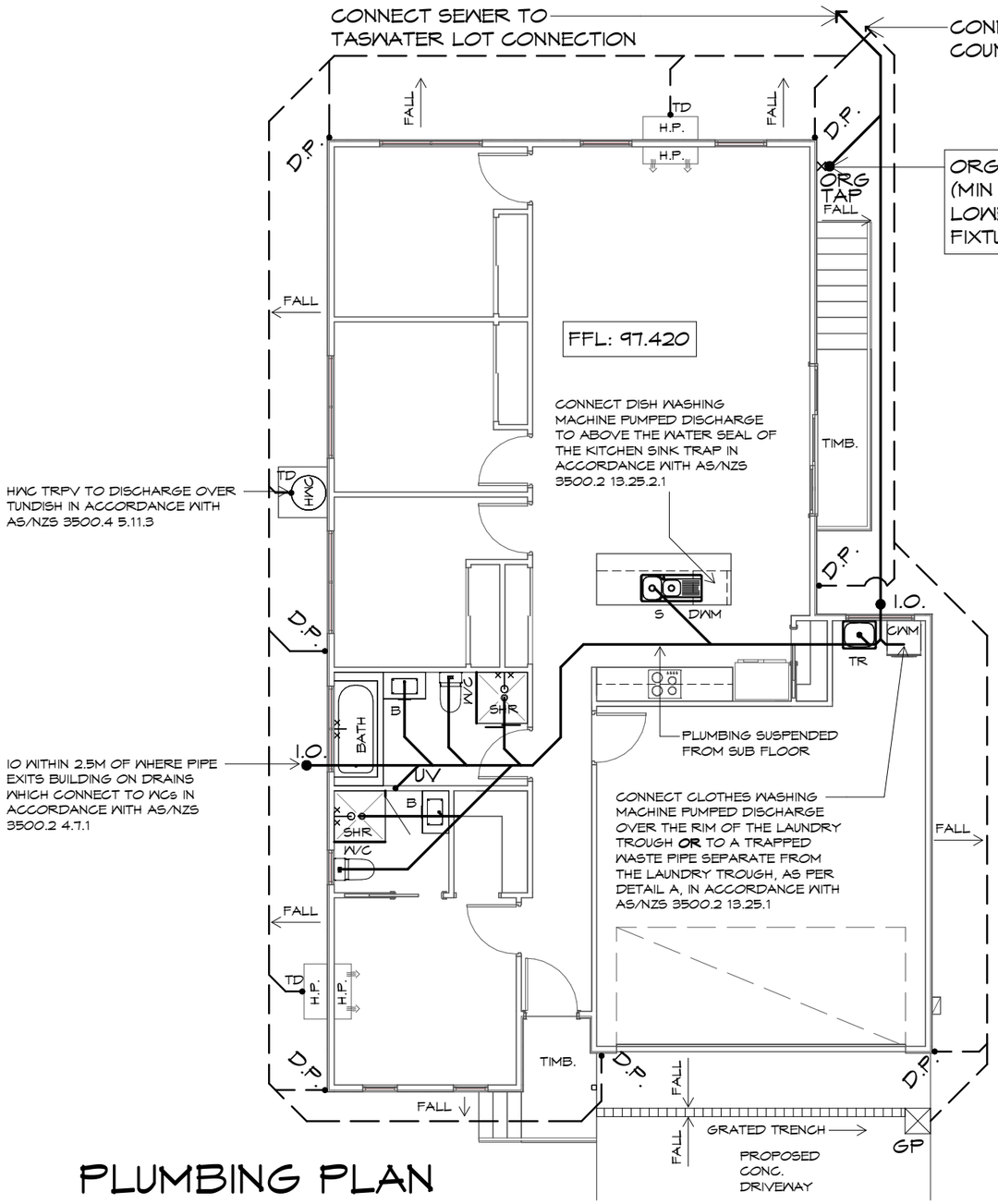
Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

Drawing: ROOF PLAN

Date:	Drafted by:	Approved by:
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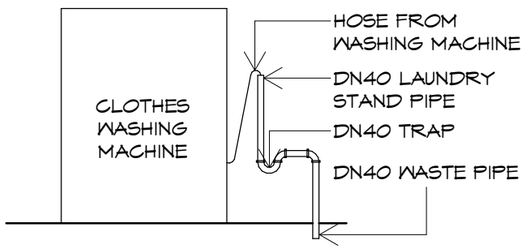
PLUMBING PLAN

1 : 100

READ IN CONJUNCTION WITH SITE DRAINAGE PLAN

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

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



- DETAIL A

LAUNDRY STAND PIPE

1 : 20

FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

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

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PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2025 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

- DRAINS SHOULD BE LOCATED EXTERNAL TO THE BUILDING WHEREVER PRACTICABLE
- SANITARY DRAINAGE ON SITES CLASSIFIES M, H1, H2 AND E SHOULD BE PROTECTED FROM GROUND MOVEMENT IN ACCORDANCE AS3500.2 APPENDIX G

LEGEND OF DIAMETERS

AAV	AIR ADMITTANCE VALVE
B	BASIN (DN40)
BATH	BATH TUB (DN50)
CWM	CLOTHES WASHING MACHINE (DN40)
DP	DOWNPIPE (DN90)
DWM	DISH WASHING MACHINE
FWG	FLOOR WASTE GULLY (DN90)
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY (DN100) + TAP OVER
S	SINK (DN65)
SHR	SHOWER (DN50)
TD	TUNDISH FOR HWC TPRV OR A/C CONDENSATE (DN50)
TR	TROUGH (LAUNDRY) (DN50)
UV	UPSTREAM VENT (DN50)
WC	WATER CLOSET PAN (DN100)

PIPES:

SEWER	DN100 uPVC SN6 (DWV) MIN 1:60 FALL
STORMWATER	DN100 uPVC SN6 (DWV) MIN 1:100 FALL
AG DRAIN	SLOTTED DN100 HDPE C/W GEOFAB SOCK WITH A UNIFORM FALL OF NOT LESS THAN 1:300 AS PER ABCB HOUSING PROVISIONS SECTION 3.3.4(a)

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2025.
MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2025.

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2025

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

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

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

SP SEDIMENT PIT - 300X300 EVERHARD SURFACE DRAINAGE PIT

GP GRATED PIT - *450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY*

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SJM property developments

REV. DATE DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

Drawing: PLUMBING PLAN

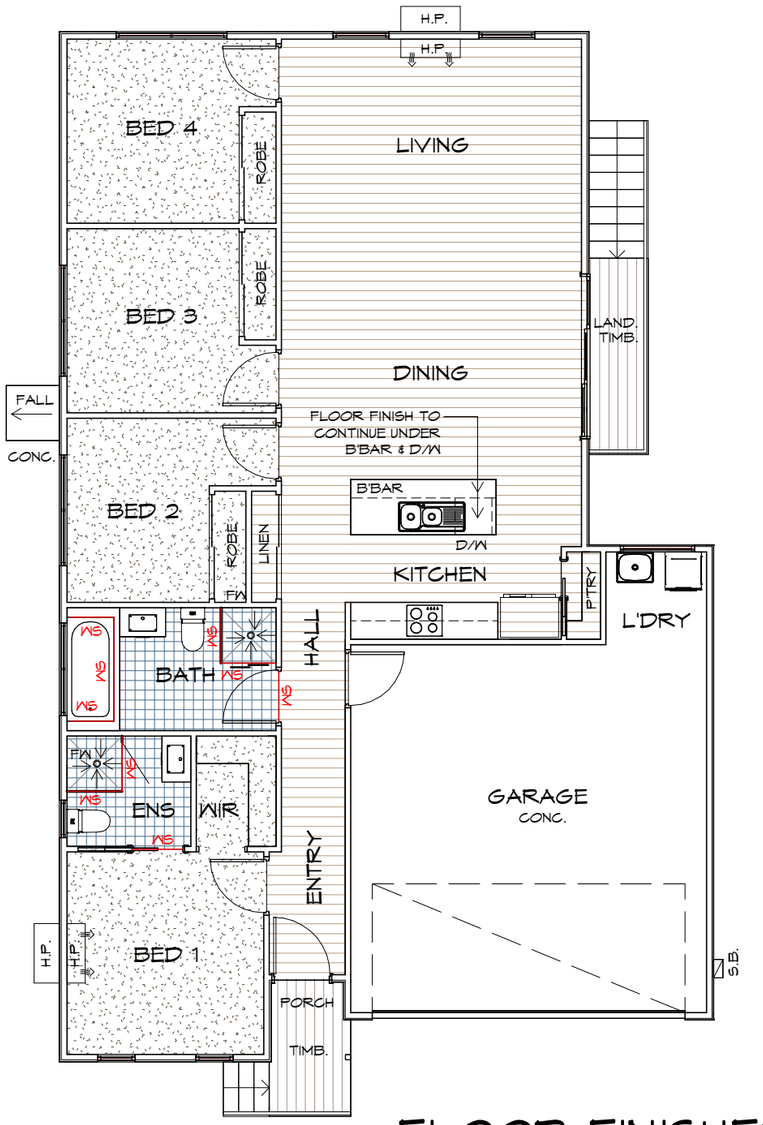
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23.10.2026	A.D.	J.B.
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PLANNING SERVICES
APPLICATION No PLN-26-293
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FLOOR FINISHES PLAN

1 : 100

LEGEND

- CARPET
- TILES
- TIMBER OVERLAY
- TIMBER DECK
- WS WATERSTOP
- FW FLOOR WASTE

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

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

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

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

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

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

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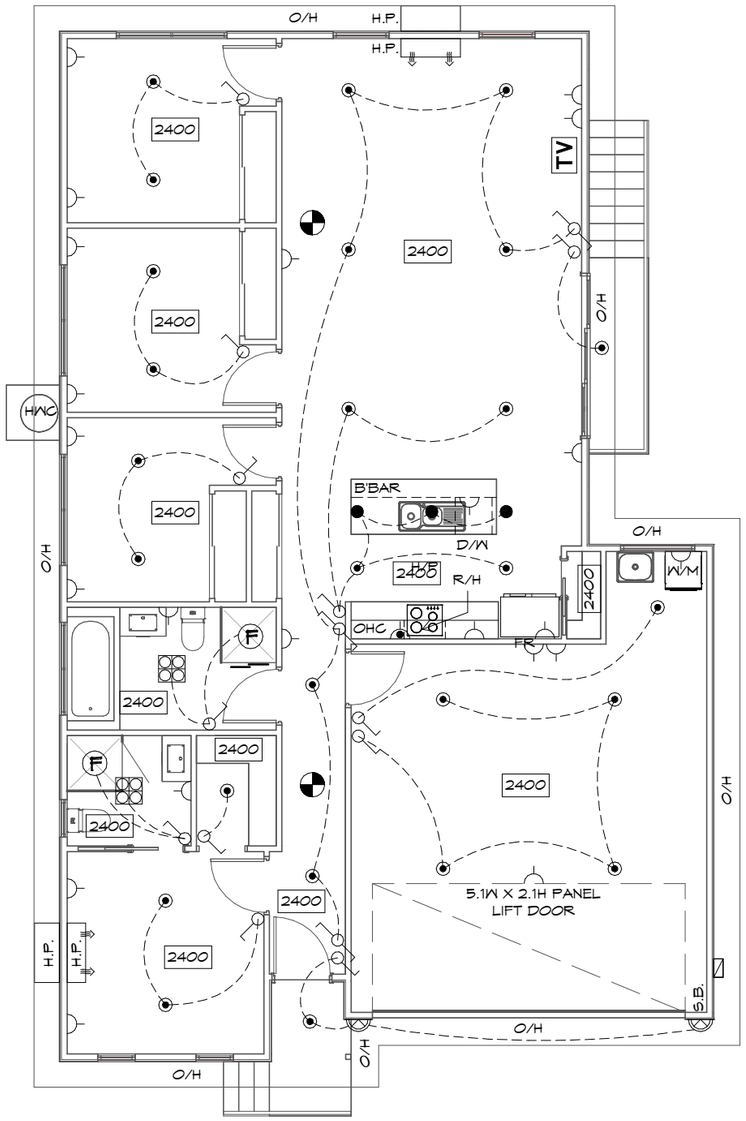
Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

Drawing: FLOOR FINISHES PLAN

Date:	Drafted by:	Approved by:
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ELECTRICAL/REFLECTED CEILING PLAN

1 : 100

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

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ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m2 FOR CLASS 1 BUILDING
- 4W/m2 FOR VERANDAHS & BALCONIES
- 3W/m2 FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

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

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

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

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 19
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ELECTRICAL INDEX

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

*INSTALL AS PER MANUFACTURERS SPECIFICATION

SWITCH TYPE
- ONE-WAY SWITCH
- TWO-WAY SWITCH

WALL OUTLETS
- GENERAL PURPOSE OUTLET (DOUBLE)
- HOTPLATE SAFETY CUT-OFF
- TV — T.V. OUTLET

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

CEILING
- XXXX — DENOTES CEILING HEIGHT
- O/H — ROOF OVERHANG/EAVES

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

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

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SJM property developments

REV. DATE DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

Drawing: ELECTRICAL/REFLECTED CEILING PLAN

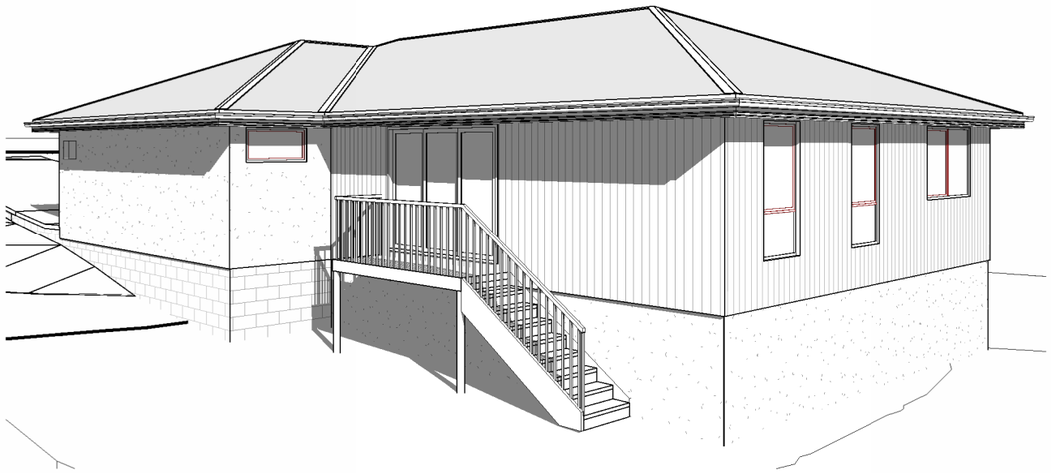
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23.10.2026	A.D.	J.B.
Project/Drawing no:	Scale:	Revision:
PD26576 - 12	1 : 100	00

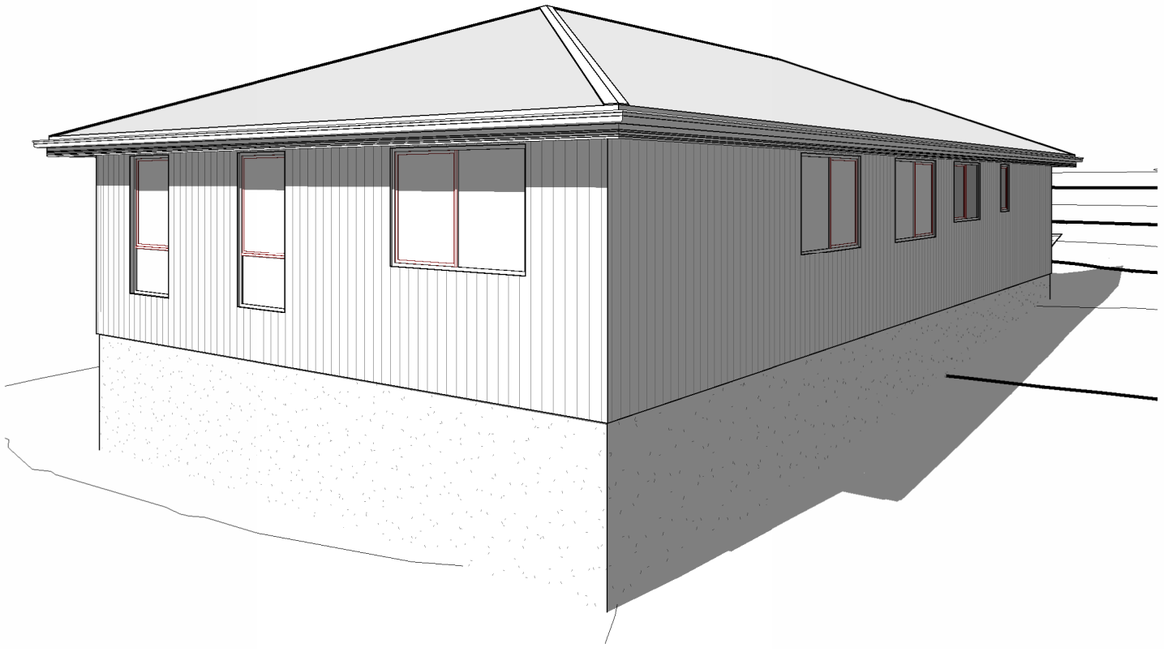
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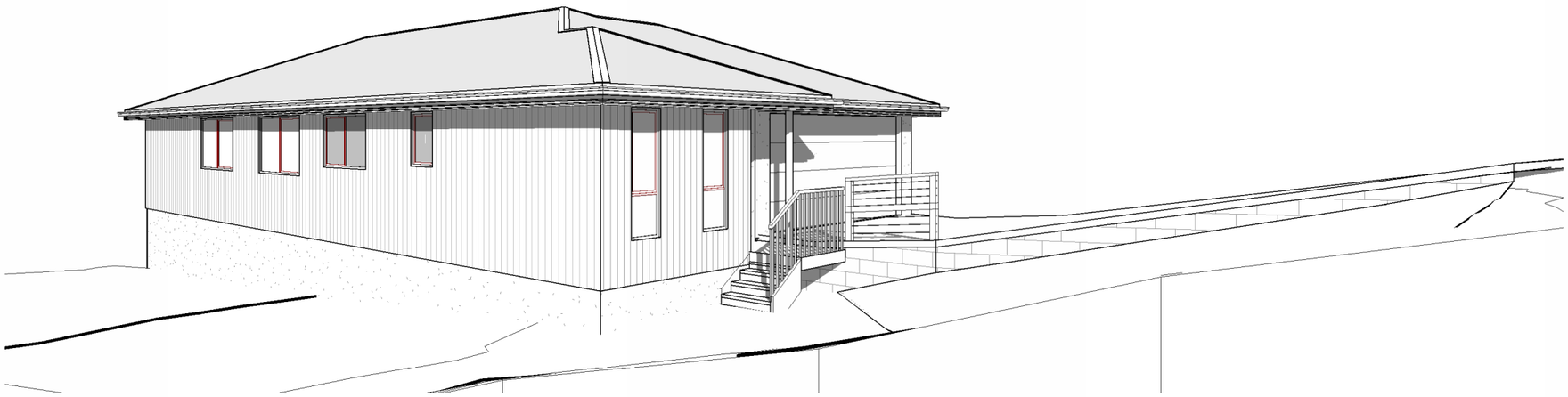
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SJM property developments

REV.	DATE	DESCRIPTION

Client name:
SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
33 MATTEO CIRCLE,
CLAREMONT

Drawing:
PERSPECTIVES

Date:	Drafted by:	Approved by:
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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-293

DATE RECEIVED: 27 October 2026

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM9546 with reputed AHD level of 104.903 from SURCOM on 28/08/2026.

At the time of this survey, CT.300089/33 was owned by HBS DEVELOPMENTS PTY LTD.

Date of Survey : 24/08/2026

SEWER PIPE NOT SURVEYED
PLOTTED AS PER TASWATER PLAN

PIPELINE AND SERVICES EASEMENT (VARIABLE WIDTH)
DRAINAGE EASEMENT (VARIABLE WIDTH)

SW MAIN
TOP 95.33
INV IN 94.56
INV OUT 94.50

SEWER MAIN
TOP 94.92
INV IN 94.32
INV OUT 94.31

SW MAIN
TOP 95.21
INV IN 94.43
INV OUT 94.44

SEWER MAIN
TOP 94.99
INV IN 93.96
INV OUT 93.97

SW MAIN
TOP 97.56
INV IN 95.05
INV UNKNOWN 95.03
INV OUT 94.97

SEWER H/C
LID 95.37
INV 94.64

SW H/C
LID 95.42
INV 94.64

SW MAIN
TOP 94.96
INV IN 93.99
INV 150 IN 94.25
INV OUT 93.96

RUBBISH PILES
UNABLE TO SURVEY

33
729m²

41.20
33°38'20"

30.00
160°54'20"

32.07
233°09'00"

15.00
332°17'

(5.140)
(5.016)
(4.091)
(2.601)
(2.236)
(3.501)
(3.599)
(12.849)

MATTEO CIRCLE

FOOTPATH
CONC DWAY
FOOTPATH

TBM Nail
RL 99.243

TBM Nail
RL 99.000

TBM Nail
RL 99.467

MGA
N

- CONTROL TRAVERSE
- LOT BOUNDARY
- EASEMENT BOUNDARY
- BANK TOP
- BANK BOTTOM
- SIDE ENTRY PIT
- CULVERT 150
- CULVERT 300
- BITUMEN EDGE
- KERB INVERT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- STOCKPILE
- CABLE HYDRO UNDERGROUND
- SEWER UNDERGROUND
- WATER UNDERGROUND
- FENCE

- TITLE PEG
- NAIL
- NATURAL SURFACE
- STORMWATER MANHOLE
- STORMWATER HOUSE CONNECTION
- CABLE HYDRO UNDERGROUND
- OPTIC FIRBRE UNDERGROUND
- SEWER MANHOLE
- SEWER HOUSE CONNECTION
- STOP VALVE
- METER WATER

AMENDMENTS

No.	Revision/Issue	Date

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address
33 MATTEO CIRCLE
CLAREMONT
TAS 7011

Drawing Title
DETAIL PLAN

Client
SJM Property Developments (Aus) Pty Ltd
CT.300089/33

SCALE
0 2 4 6 8
1:250 at A3

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Date	02 / 09 / 2026
SHEET	1 of 1
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CHK'D	TC
DATUM Horz:	MGA 2020
DATUM Vert:	AHD
FILE REF:	15391
Geocivil Ref	1539101_Detail
AutoCAD Ref	1539101_Detail

Document Set ID: 3688524
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GES geo-environmental solutions

SITE CLASSIFICATION REPORT

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-293
DATE RECEIVED: 27 October 2026

JOB NUMBER

J13624

ADDRESS

33 Matteo Circle

Claremont

CLIENT

SJM Property Developments (Aus) Pty Ltd

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au
www.geosolutions.net.au

Document Set ID: 3688524
Version: 1, Version Date: 12/11/2026

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	33 Matteo Circle, Claremont
Date of Inspection:	18/08/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	A. Plummer

Site Details

Certificate of Title (CT):	300089/33
Title Area:	Approx. 724.9 m²
Applicable Planning Overlays:	Bushfire-prone areas, Flood-prone Areas, Priority Vegetation
Slope & Aspect:	3° NE facing slope
Vegetation:	Disturbed

Background Information

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

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Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. In-situ testing was undertaken at the time of investigation to provide an indication of the bearing capacity of the materials encountered.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.40	0.00-0.40	CL	**FILL** – gravelly clay with sand: low plasticity, dark grey/light brown/orange, moist, firm
0.40-1.00	0.40-1.00	CI	**Silty CLAY:** medium plasticity, mottled orange/grey, moist, firm
1.00-1.60	1.00-1.60	CI	**Gravelly CLAY**: medium plasticity, orange/yellow/grey, moist, refusal on gravel

Site Notes

Soils on the site are developing from quaternary sediments. The clay fraction is likely to show moderate ground surface movement with moisture fluctuations.

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Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class P

y_s range: **20-40mm**

Notes: Uncontrolled Fill - The site has been classified as Class P due to the presence of uncontrolled fill materials of variable composition and compaction. These conditions introduce uncertainty with respect to settlement and foundation performance, and therefore standard AS 2870 classifications are not applicable without further geotechnical assessment or specific engineering solutions.

Notes: Poor Bearing Capacities / Soft / Compressible Soils - The site has been classified as Class P due to the presence of soft and/or compressible soils exhibiting low bearing capacities. These materials may be subject to consolidation and settlement under structural loading. Accordingly, the conditions may necessitate further geotechnical assessment to support specialised engineering design beyond the scope of standard AS 2870 classifications.

Wind Loading Classification

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

Wind Classification:	**N2**
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

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Construction Notes & Recommendations

The site has been classified as **Class P -** see 'Site Classification' above.

Foundation Considerations:

It is recommended that all footing loads are transferred into the natural material with bearing capacities >100kPa.

Earthworks Recommendations

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions as outlined in this report.

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Site Plan



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Field Test Results

DCP Location **BH1**

Depth (mm)	DCP (Blows/100mm)	Allowable Bearing Capacities (kPa)
400-500	2	70
500-600	2	70
600-700	2	70
700-800	2	70
800-900	3	100
900-1000	4	140
1000-1100	4	140
1100-1200	8	280
1200-1300	5	170
1300-1400	8	280
1400-1500	10	350

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Site Photos

BOREHOLE 1





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APPENDIX A - Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as Class P.

A site is classified as *Class P* when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

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1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.
It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON-COHESIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Relative Density (%)**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	15 - 35
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	65 - 85
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>85

COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength kPa**
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

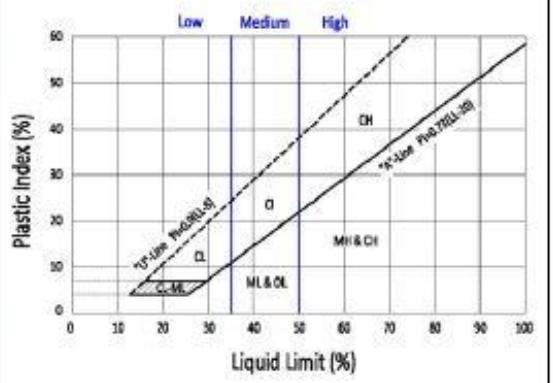
SOIL MOISTURE			
NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)		**COHSIVE – FINE GRAINED (SILT & CLAY)**	
Term	**Moisture Condition**	**Moisture Condition**	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	Moist, near of plastic limit	w≈PL
Wet (W)	Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling	Moist, wet of plastic limit	w>PL
		Wet, near liquid limit	w≈LL
		Wet, wet of liquid limit	w>LL

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1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of materia passing 63 mm for classification of fractions according to the citeria given in 'Major Divisions'				
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					



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Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

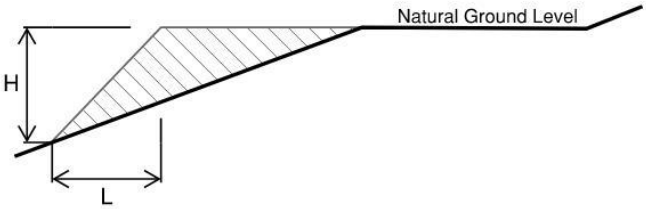
It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

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

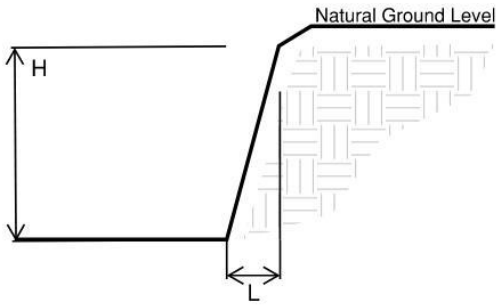
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1.5 Batter Angles for Embankments (Guide Only)

FILL EMBANKMENTS



CUT EMBANKMENTS



Material Type - (Site Classification)		Un-retained embankment slope ratios - Height : Length	
		Site Cut	Compacted Site FILL
Stable Rock (Class A)		**8H:1L**	**2H:3L** (or 1H:1.5L)
SAND (Class A)		**1H:2L**	**1H:2L**
Clay (Class M-E)	**Firm-Stiff**	**1H:1L**	**1H:2L**
	Soft	**2H:3L** (or 1H:1.5L)	**Not Suitable**
Soft/Loose/Uncompacted Soils (Class P)		**Not Suitable**	**Not Suitable**

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APPENDIX B - Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

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

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APPENDIX C - Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

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