DEVELOPMENT APPLICATION

PDPLANPMTD-2026/060465

PROPOSAL: Two Multiple Dwellings (One New & One Existing)

LOCATION: 80 Bligh Street, Warrane

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/07/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 13/07/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: New Dwelling

Location: 80 Bligh Street, Warrane

Personal Information Removed

Is the property on the Tasmanian Heritage Register? Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as

exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: 1 existing dwelling

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Planning Application checklist

Mandatory Documents
This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents
In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.
  - Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.

- Main utility service connection points and easements.
- Proposed subdivision lot boundaries.

☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
- Private open space for each dwelling.
- External storage spaces.
- Car parking space location and layout.
- Major elevations of every building to be erected.
- Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
- Relationship of the elevations to natural ground level, showing any proposed cut or fill.
- Materials and colours to be used on rooves and external walls.

☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
- Plantings proposed for screening from adjacent sites or public places.

☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
79381	31
EDITION	DATE OF ISSUE
6	19-Dec-2017

SEARCH DATE : 23-Feb-2026
SEARCH TIME : 12.40 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 31 on Plan 79381 (formerly being P1646)
Derivation : Part of 4A-3R-35.4/10Ps. Sec. A1 Gtd. to The Director of Housing
Prior CT 2190/24

SCHEDULE 1

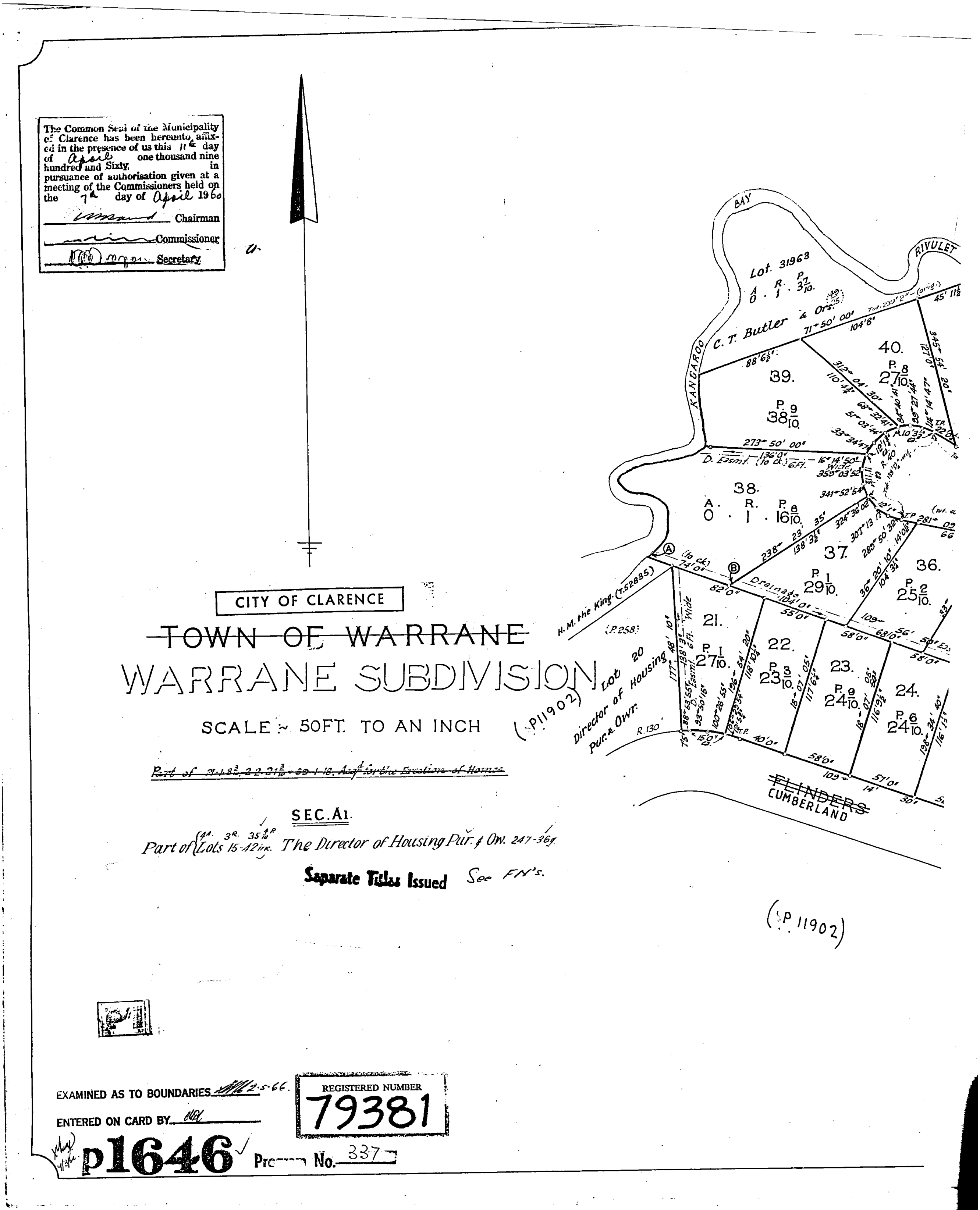
M668841 TRANSFER to AMANDA BARKOCZY Registered 19-Dec-2017 at 12.01 pm

SCHEDULE 2

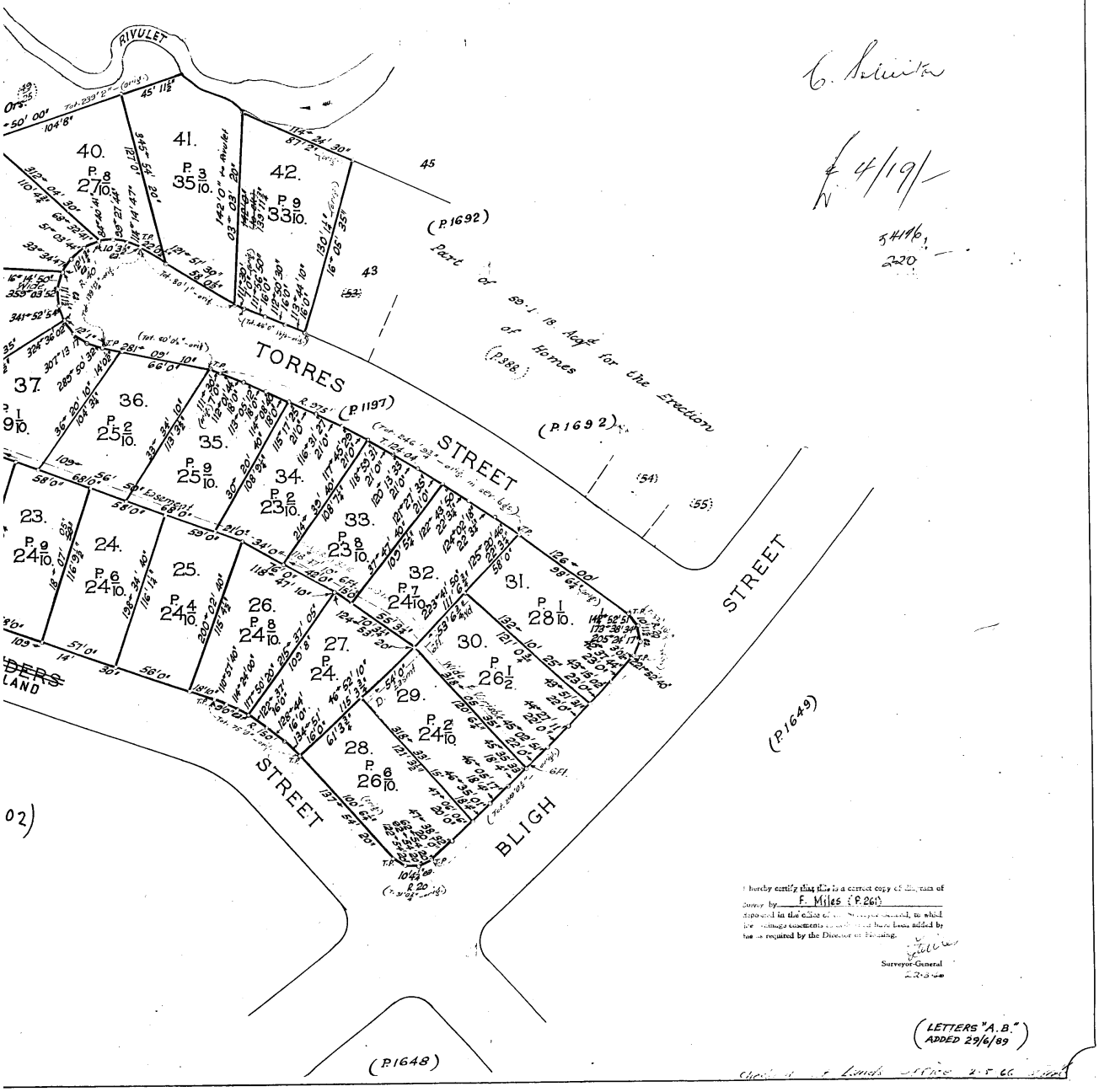
Reservations and conditions in the Crown Grant if any
EASEMENTS set forth in Order No. A247574

UNREGISTERED DEALINGS AND NOTATIONS

E428803 MORTGAGE to Bendigo and Adelaide Bank Limited Lodged by PAGE SEAGER on 23-Dec-2025 BP: N290992
N290992 TRANSFER to N & B LAMBRAKIS PTY LTD Lodged by PAGE SEAGER on 23-Dec-2025 BP: N290992


The Common Seal of the Municipality of Clarence has been hereunto affixed in the presence of us this 11th day of April one thousand nine hundred and Sixty, in pursuance of authorisation given at a meeting of the Commissioners held on the 7th day of April 1960
Chairman
Commissioner
Secretary
CITY OF CLARENCE
TOWN OF WARRANE
WARRANE SUBDIVISION
SCALE :- 50FT. TO AN INCH
SEC. A1.
Part of Lots 15-42 inc. The Director of Housing Pur. & Owr. 247-369
Separate Titles Issued See FN's.
(SP 11902)
(SP11902)
Lot 31963
C. T. Butler & Ors.
KANGAROO BAY RIVULET
H. M. the King (T.52835)
Lot 20 Director of Housing Pur. & Owr.
FLINDERS
CUMBERLAND
36. 37. 38. 39. 40.
21. 22. 23. 24.
EXAMINED AS TO BOUNDARIES 2-5-66.
ENTERED ON CARD BY
REGISTERED NUMBER
79381
P1646
No. 337

Program No. 337 — 9491d



TB_18 - TAYLOR AND BEESON PTY.LTD.

80 BLIGH STREET, WARRANE

Taylor and Beeson Building

www.taylorandbeeson.com.au

Site Information

Land Title Reference:	CT 79381/31
Wind Classification:	TBC
Soil Classification:	TBC
Climate Zone:	7
Bushfire Attack Level:	TBC
Alpine Area:	N/A Less than 900m AHD
Corrosion Envrionment:	TBC
Other Hazards:	CLA-C16.0
Zoning:	General Residential

AREA SCHEDULE

Site area (with Existing Dwelling)	:	712 m²
Existing Dwelling Area (Approx.)	:	99 m²

Proposed Dwelling Area:

Ground Floor	:	125.1 m²
Carport/Porch	:	20.1 m²
Deck	:	12.1 m²
Total Area	:	**157.3 m²**
Driveway to New	:	37.5 m²
Driveway to Existing	:	46.3 m²

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SIGNATURE:
DATE:

CONSULTANT COORDINATION & CERTIFICATION :
This architectural documentation is part of a complete set of drawings. All trades must refer to and coordinate works with all consultant documentation (Structural Engineer, Hydraulic Consultant, Energy Assessor, etc.). The respective consultants are responsible for certifying their specific scope of work. In the event of discrepancy, the most stringent requirement or the certified engineer's documentation shall take precedence

NOTE:
3D View colours/materials is indicative only and is subject to final selection.

SHEET	REVISION	SHEET NAME
00	A	COVER VIEW
01	A	SITE PLAN
01 A	A	SHADOW ANALYSIS
01 B	A	VEHICLE ACCESS & MANOEUVRING PLAN
02	A	FLOOR PLAN
03	A	ROOF PLAN
04	A	ELEVATIONS
05	A	3D VIEWS
06	A	ELECTRICAL PLAN
07	A	DRAINAGE PLAN

Accessibility / Liveability Intent Note:
The proposed dwelling has been designed with consideration of accessibility principles generally aligned with the NDIS Improved Liveability design category to support enhanced usability for occupants with mild to moderate mobility needs.

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

A	Front Cladding walls changed to Brick	03.03.2026	RK
	DA PLANS	20.02.2026	RK
No.	Amendment	Date	Drawn

PERYTON HOMES
Architectural Service Provider

PERYTON HOMES Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

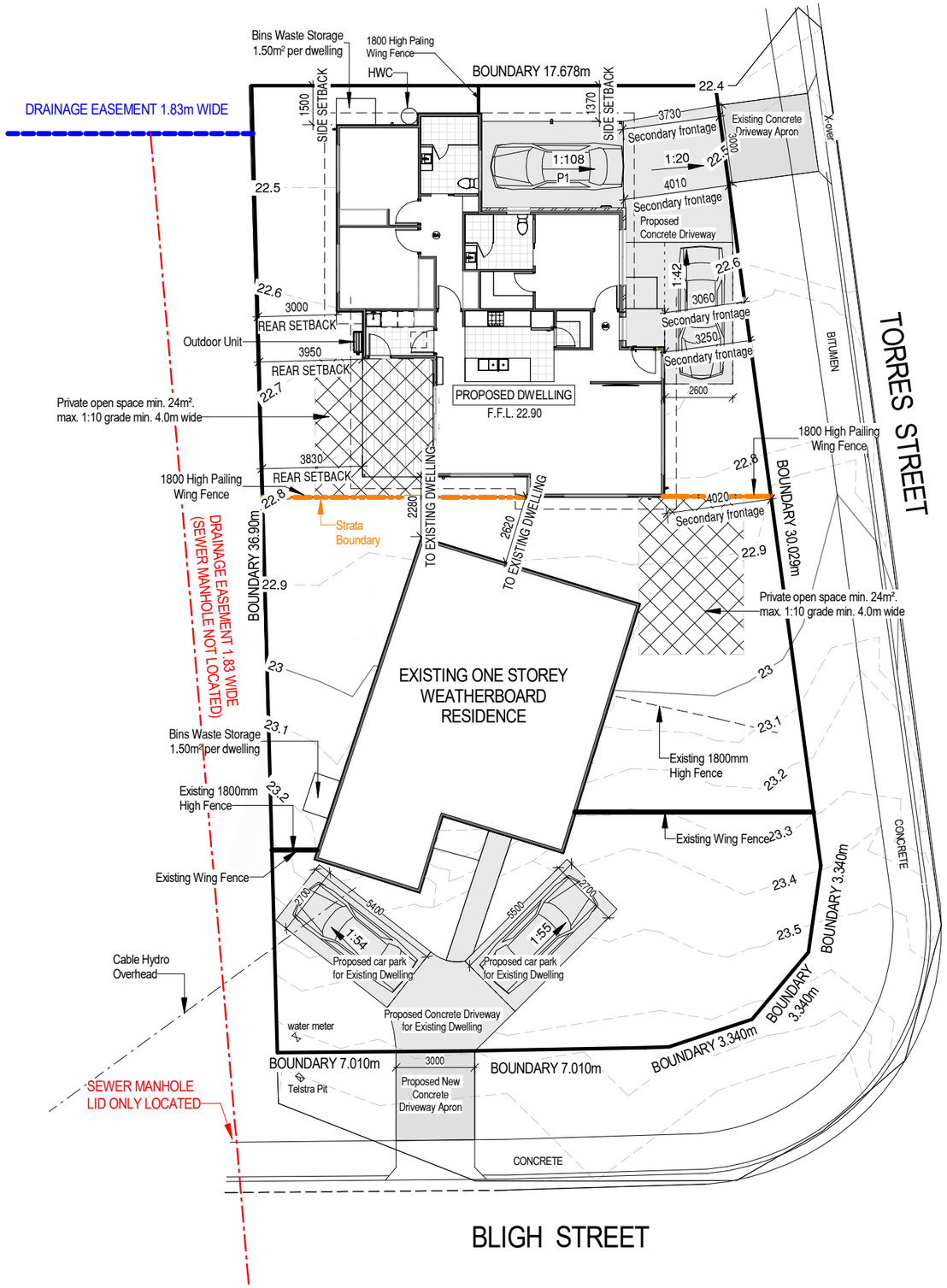
Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytonhomes.com.au
Licence Number: 173530973

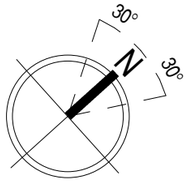
*GENERAL NOTES:
All works must be completed as per the current National Construction Code (NCC) 2022 and all referenced relevant Australian Standards. [1]
All products and materials must be installed strictly as per the relevant manufacturer's specifications.
This document is uncontrolled in hard copy format; **do not scale from drawings.**
The Builder must confirm all dimensions and existing site conditions are correct prior to the start of works. Any discrepancies must be reported immediately.
All trades must coordinate works with all consultant documentation (Structural, Energy, Hydraulic, etc.). In case of conflict, certified engineer's documentation takes precedence.
All persons entering the site must be aware of potential hazards and ensure their work area is safe. Unsafe work areas must be reported to the site supervisor immediately.
WHS Design for Safety: The design complies with the 'Work Health and Safety Act 2012' (TAS) principles of 'Design for Safety'. The builder must ensure all construction methodologies meet WHS requirements and manage identified risks on-site. Refer to the Structural Engineering Drawings for site-specific wind classification and soil class.

TITLE
COVER VIEW

Scale:	1 : 200	Client / Project Name	TAYLOR AND BEESON PTY.LTD.
Date:	03.03.2026	Job No:	TB_18
Drawn by:	RK	Project Address	80 BLIGH STREET, WARRANE
		Sheet No:	00

Ground FL	22.900
CL	25.300





Car Parking Compliance Note
Car parking provision complies with planning scheme requirements:
Existing 3-bedroom dwelling: 2 spaces provided.
Proposed 3-bedroom dwelling: 2 spaces provided.

Vehicle Access Note
Each dwelling has direct driveway access from separate street frontages.

Reversing Movement Note
Vehicles will enter the site in a forward direction and exit by reversing onto the road, consistent with residential driveway standards.

Step-Free Access Note
Continuous step-free access is provided from parking areas to dwelling entrances.

AREA SCHEDULE

Site area (with Existing Dwelling)	:	712 m²
Existing Dwelling Area (Approx.)	:	99 m²

Proposed Dwelling Area:

Ground Floor	:	125.1 m²
Carport/Porch	:	20.1 m²
Deck	:	12.1 m²
Total Area	:	**157.3 m²**

Driveway to New	:	37.5 m²
Driveway to Existing	:	46.3 m²

NOTE:
Contour and Survey drawing has been prepared by LEARY COX & CRIPPS.

GLAZING NOTE:
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BAL : TBC

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No.	Description	Date	Drawn

Taylor and Bees Building
www.taylorandbeeson.au

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Architectural Service Provider

PERYTON HOMES Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytonhomes.com.au
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TITLE
SITE PLAN

Scale: 1 : 200
Date: 03.03.2026
Drawn by: RK

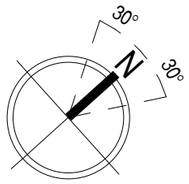
Client / Project Name
TAYLOR AND BEESON PTY.LTD.

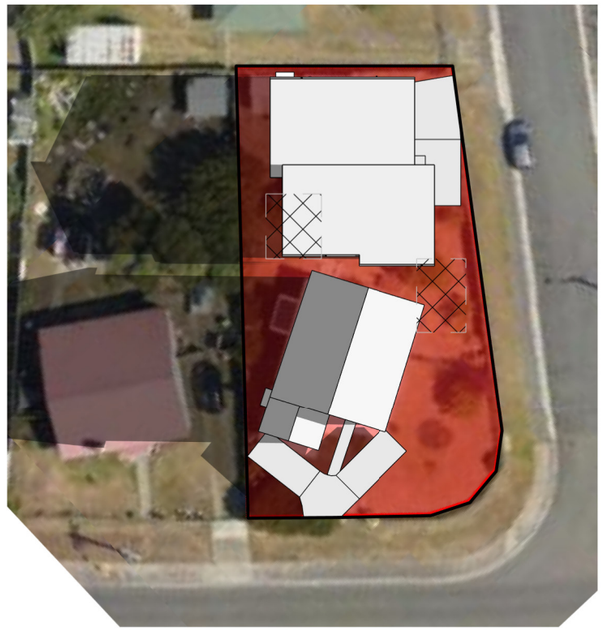
Project Address
80 BLIGH STREET, WARRANE

Job No:
TB_18

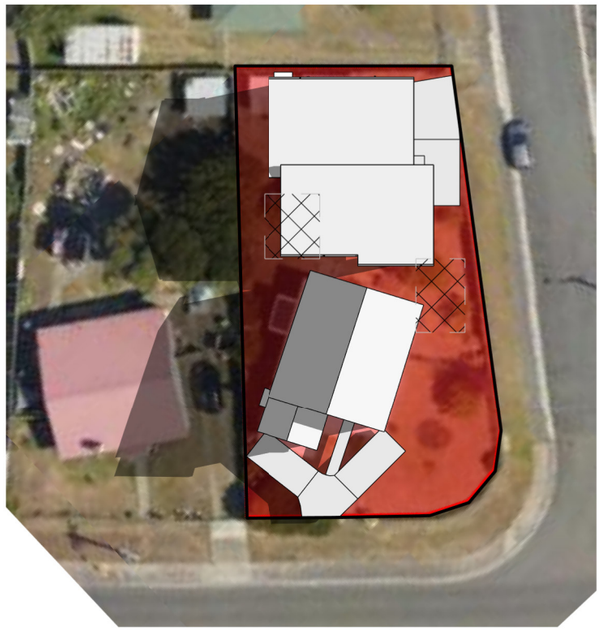
Sheet No:
01

Ground FL	22.900
CL	25.300

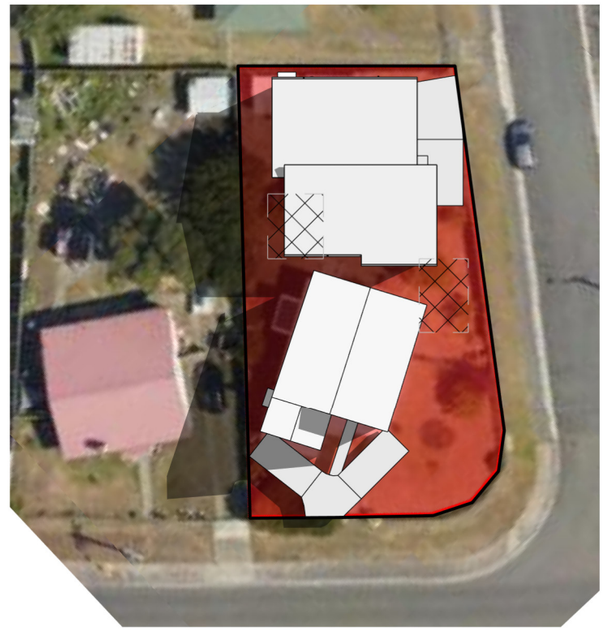




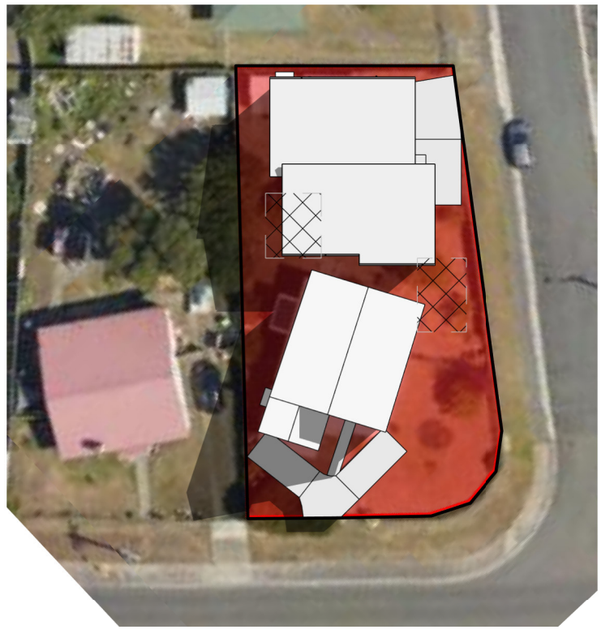
Shadow Analysis _9am



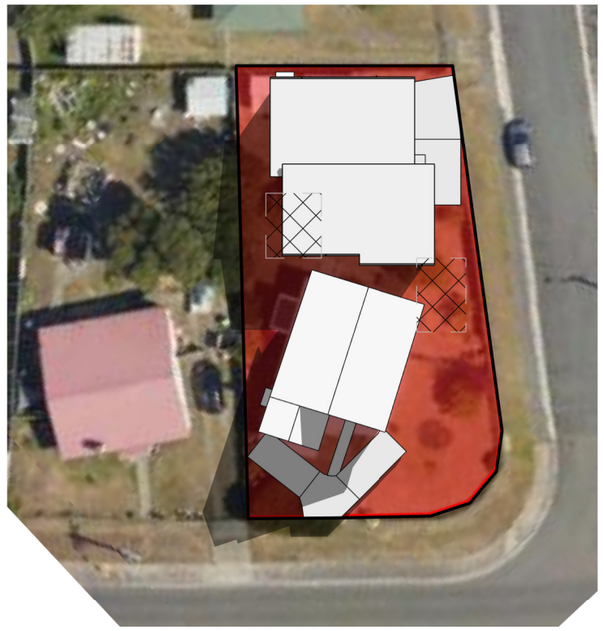
Shadow Analysis _10am



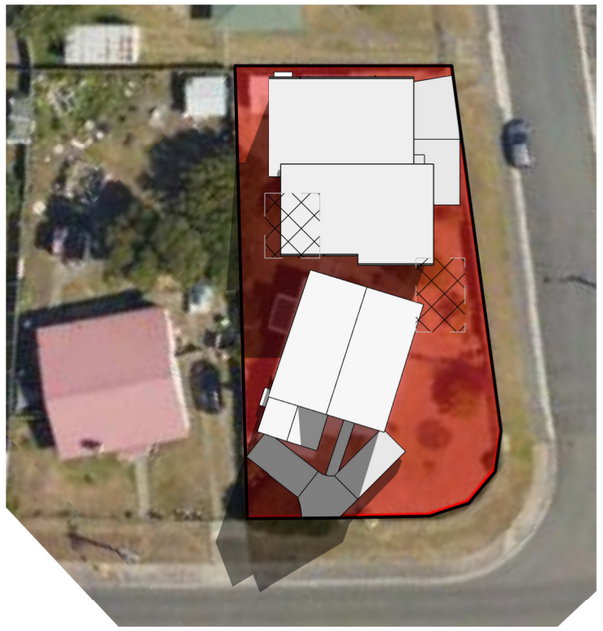
Shadow Analysis _11am



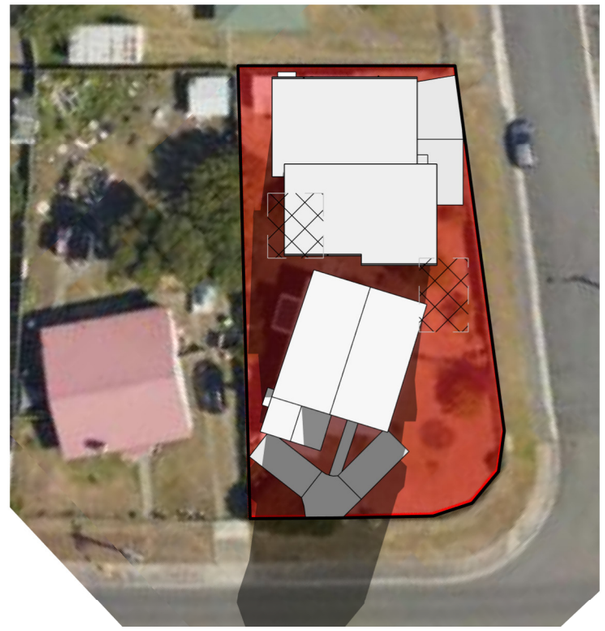
Shadow Analysis _12pm



Shadow Analysis _01pm



Shadow Analysis _02pm



Shadow Analysis _03pm

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I the owner/s accept these plans:

SIGNATURE:
DATE:

NOTE:
Private Open Space complies with minimum area and dimension requirements under the Residential Standards. Direct solar access to Private Open Space is not a mandatory requirement under the Tasmanian Planning Scheme. Main living areas achieve the required solar access on 21 June.

NOTE:
Shadow diagram based on 21 June (winter solstice) showing maximum overshadowing

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

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	DA PLANS	20.02.2026	RK
Rev	Description	Date	Drawn

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Designer: Ranjot Kaur
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TITLE
SHADOW ANALYSIS

Scale: 1 : 500
Date: 03.03.2026
Drawn by: RK

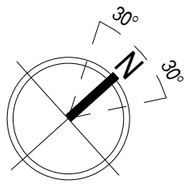
Client / Project Name
TAYLOR AND BEESON PTY.LTD.

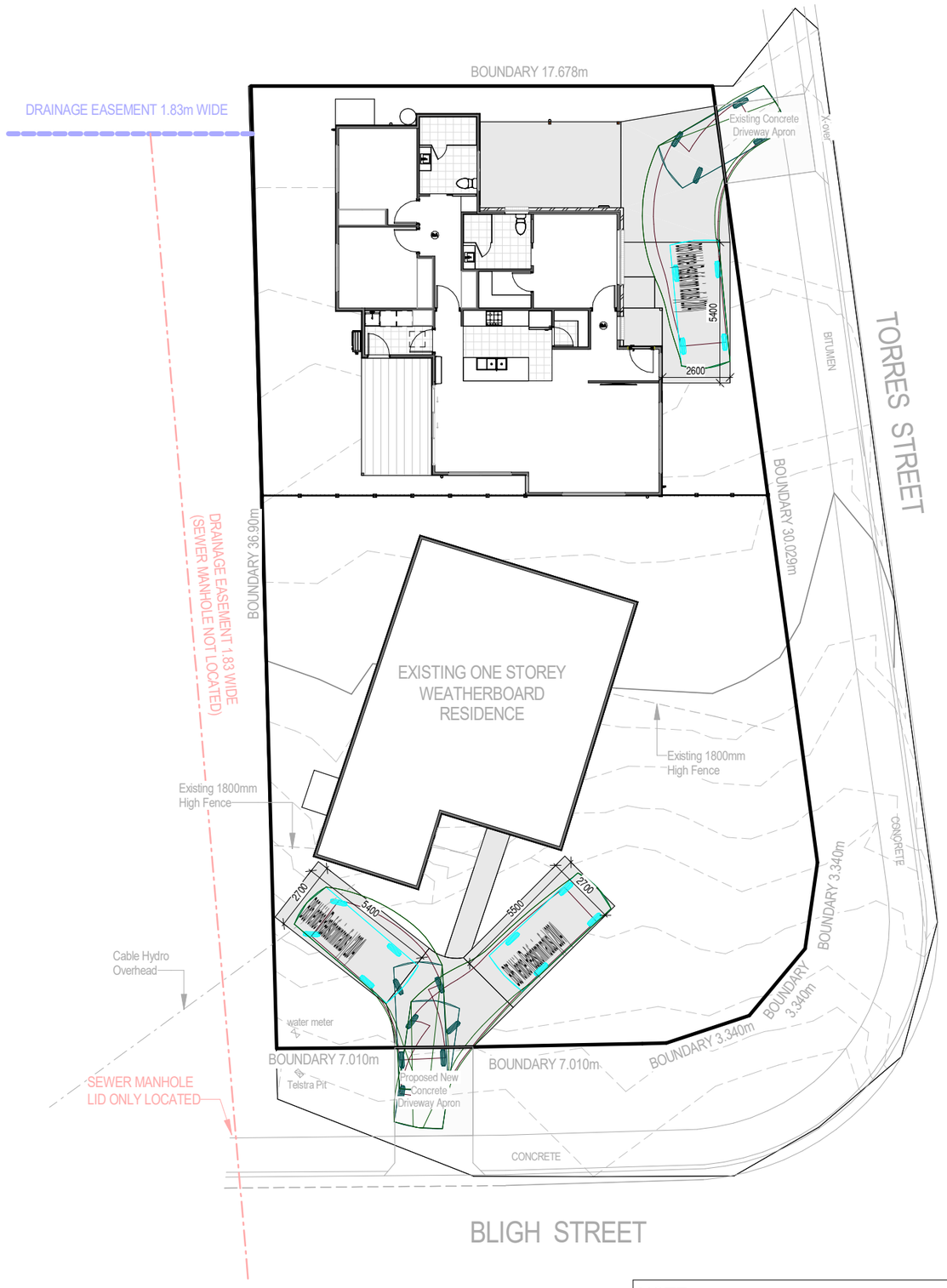
Project Address
80 BLIGH STREET, WARRANE

Job No:
TB_18

Sheet No:
01 A

Ground FL	22.900
CL	25.300





Parking Dimension Note
All car parking spaces comply with minimum planning scheme dimensional requirements.

Manoeuvring Note
On-site manoeuvring areas allow safe access to parking spaces in accordance with residential standards.

Vehicle Template Note
Standard passenger vehicle template shown for illustrative purposes only.

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I the owner/s accept these plans:

SIGNATURE:
DATE:

NOTE:
Shadow diagram based on 21 June (winter solstice) showing maximum overshadowing

GLAZING NOTE:
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BAL : TBC

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	DA PLANS	20.02.2026	RK
Rev	Description	Date	Drawn

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TITLE
VEHICLE ACCESS & MANOEUVRING PLAN

Scale: 1 : 200
Date: 03.03.2026
Drawn by: RK

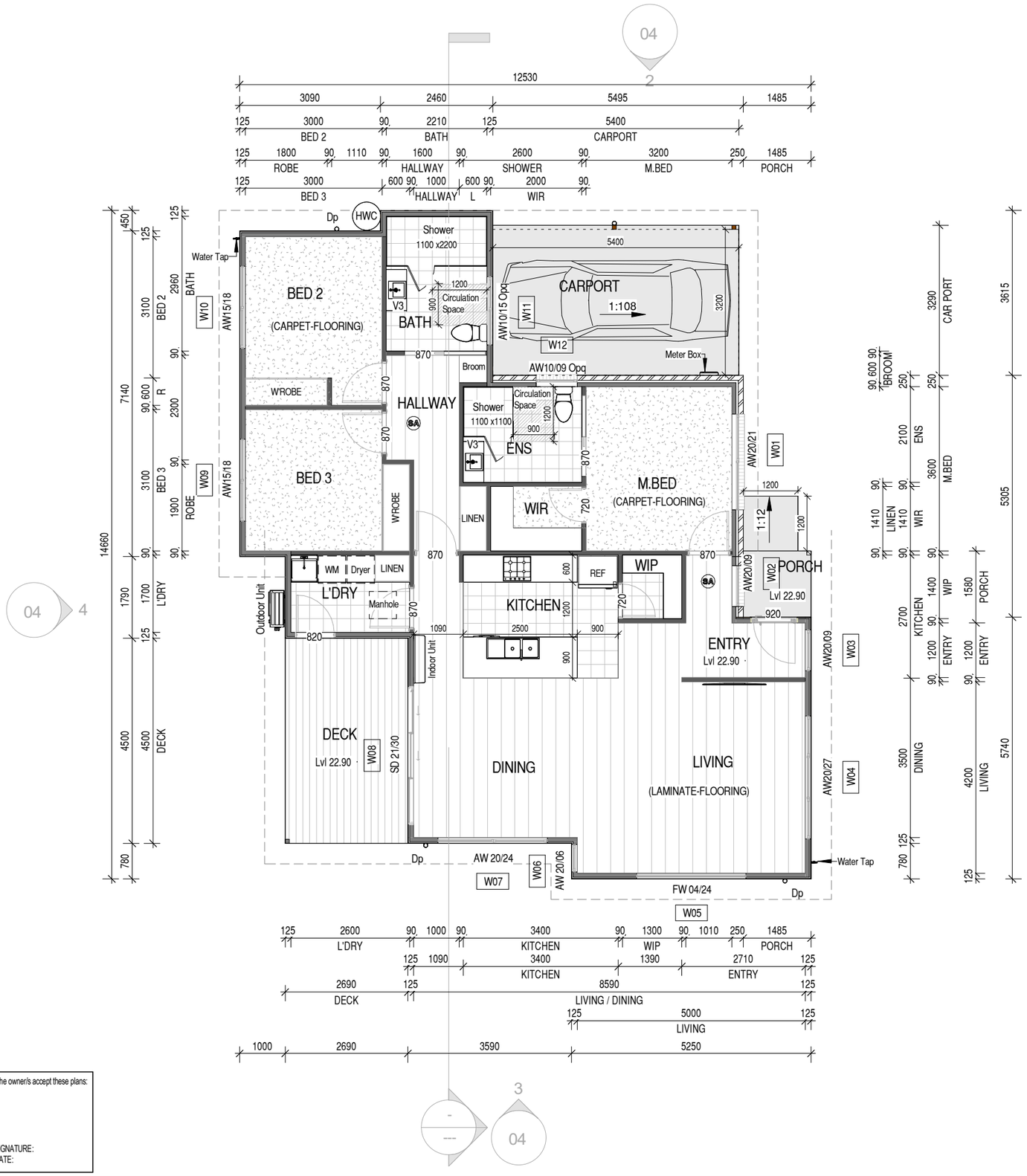
Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
80 BLIGH STREET, WARRANE

Job No:
TB_18

Sheet No:
01 B

Ground FL	22.900
CL	25.300



04 4

1 04

3 04

Window Schedule

Window Number	Type	Size	Glass	Height	Width	Sill Height	Head Height
01	AW	20-21	Clear	2000	2100	160	2160
02	AW	20-09	Clear	2000	900	160	2160
03	AW	20-09	Clear	2000	900	100	2100
04	AW	20-27	Clear	2000	2700	100	2100
05	FW	04-24	Clear	400	2400	1700	2100
06	AW	20-06	Clear	2000	600	100	2100
07	AW	20-24	Clear	2000	2400	100	2100
08	SD	21-30	Clear	2100	3000	0	2100
09	AW	15-18	Clear	1500	1800	600	2100
10	AW	15-18	Clear	1500	1800	600	2100
11	AW	10-15	Opaque	1000	1500	1100	2100
12	AW	10-09	Opaque	1000	900	1160	2160
Grand total: 12							

Internal Circulation Note
Internal circulation spaces have been arranged to allow practical ease of movement and improved usability.

Bathroom Adaptability Note
Bathroom layouts allow for future installation of accessibility support fixtures if required.

Kitchen Adaptability Note
Kitchen layout designed to allow future adaptability and functional accessibility.

AREA SCHEDULE

Site area (with Existing Dwelling)	:	712 m²
Existing Dwelling Area (Approx.)	:	99 m²
Proposed Dwelling Area:		
Ground Floor	:	125.1 m²
Carport/Porch	:	20.1 m²
Deck	:	12.1 m²
Total Area	:	**157.3 m²**
Driveway to New	:	37.5 m²
Driveway to Existing	:	46.3 m²

NOTES:
Dp DownPipe

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

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	DA PLANS	20.02.2026	RK
[illegible]	Description	Date	Drawn

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TITLE
FLOOR PLAN

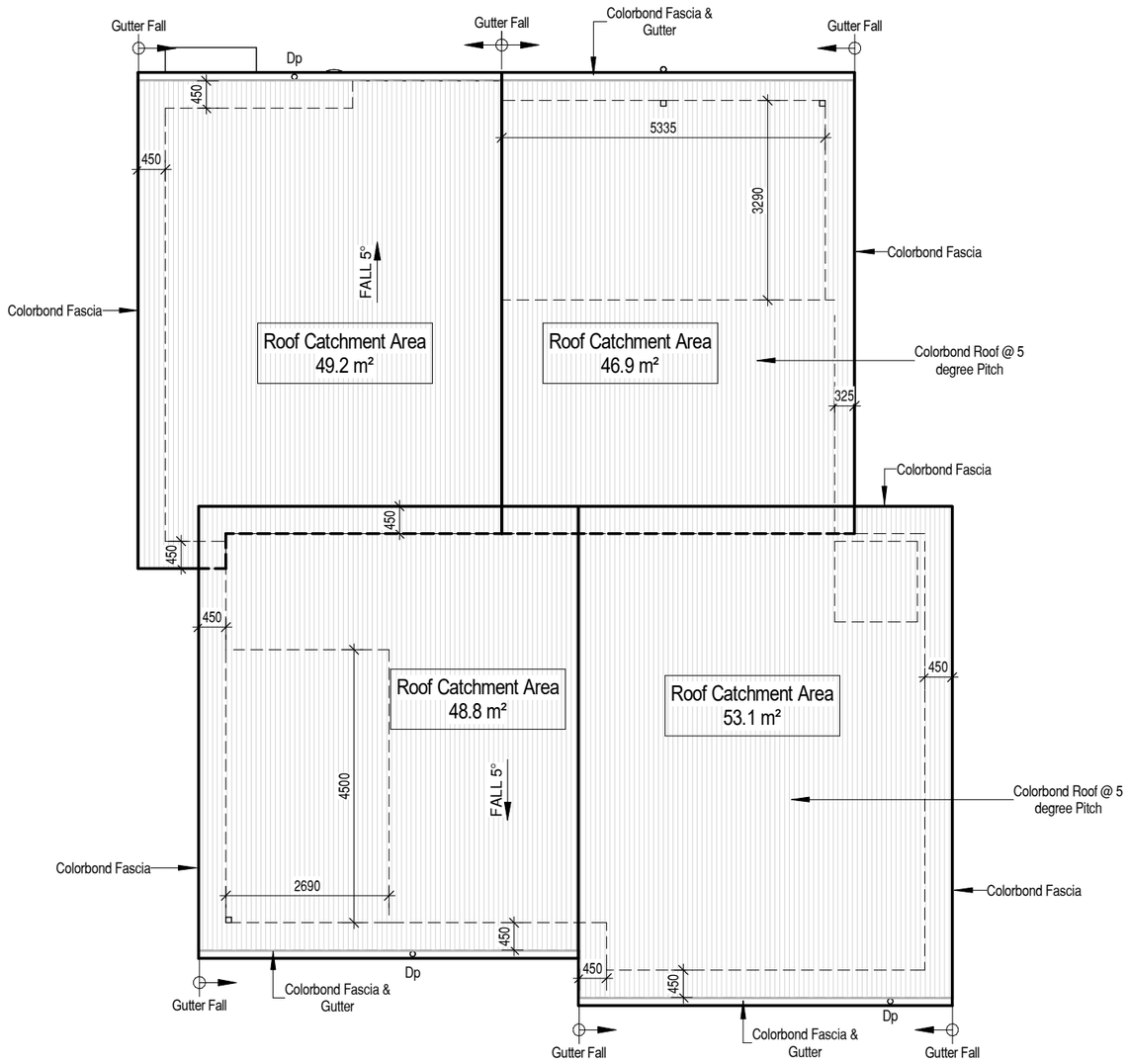
Scale: 1 : 100
Date: 03.03.2026
Drawn by: RK

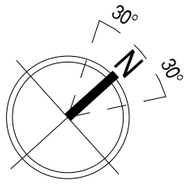
Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
80 BLIGH STREET, WARRANE

Job No: TB_18
Sheet No: 02

Ground FL	22.900
CL	25.300





ROOF CATCHMENT AREA CALCULATION		
Ah	186.7 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	197.9 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 3.5.2.2)
Downpipes required	3	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.

NOTES:
Dp DownPipe

GLAZING NOTE:
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BAL : TBC

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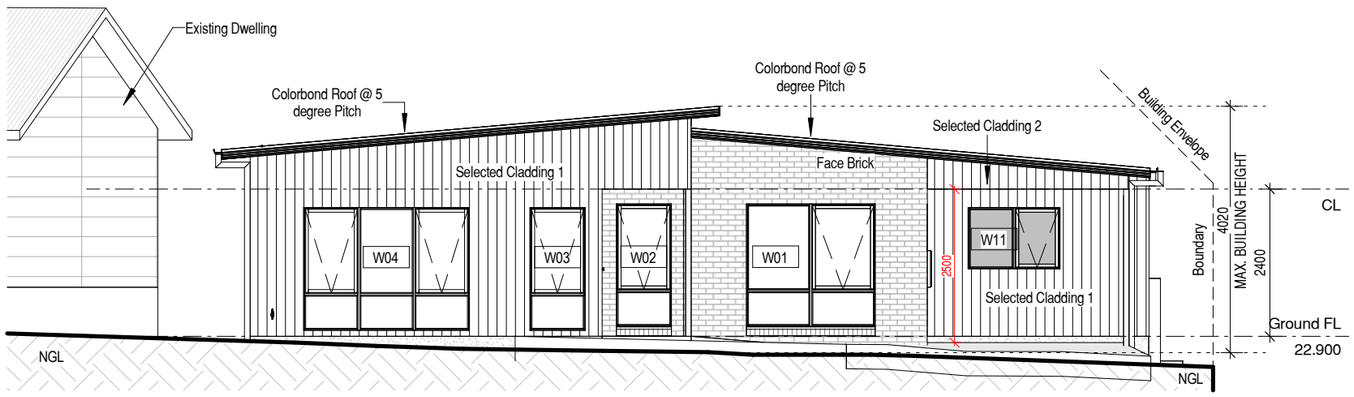
TITLE
ROOF PLAN

Scale: 1 : 100
Date: 03.03.2026
Drawn by: RK

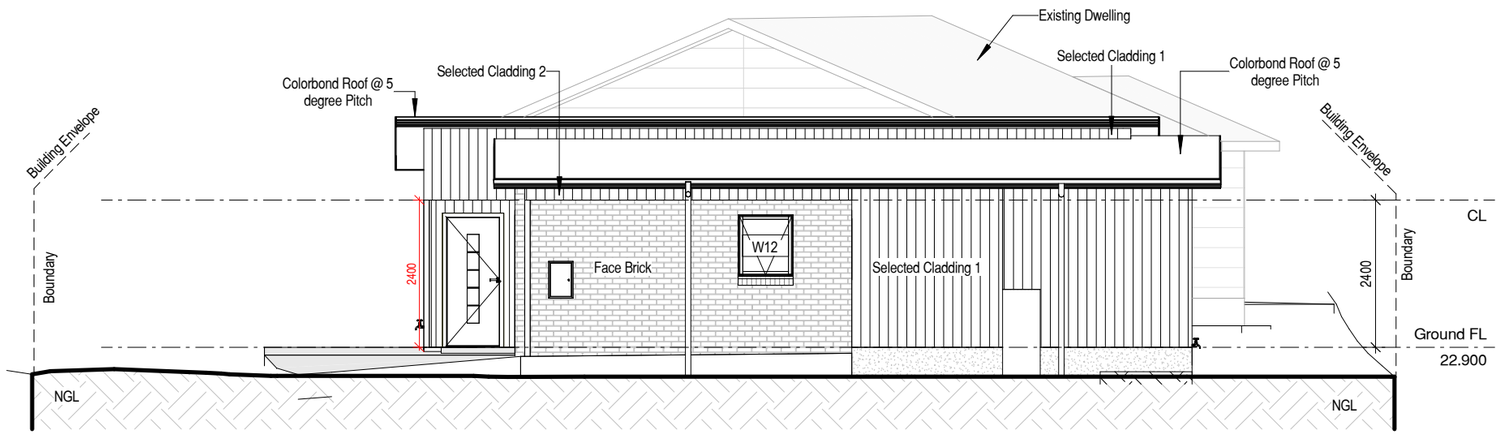
Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
80 BLIGH STREET, WARRANE

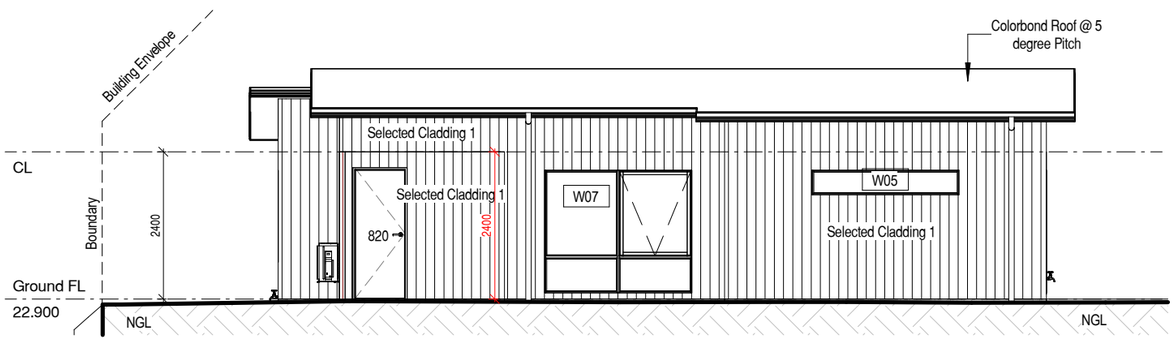
Job No: TB_18
Sheet No: 03



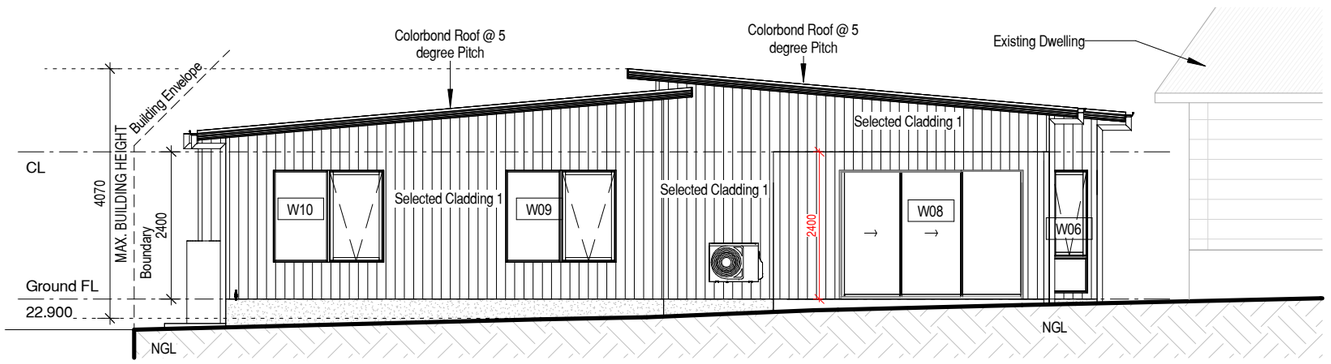
NORTH EAST Elevation



NORTH WEST Elevation



SOUTH EAST Elevation



SOUTH WEST Elevation

Entry Accessibility Note
Main entry designed with level to enhance accessibility.

CLADDING / COLOUR SELECTION	
Element	**Colour / Type**
Roof	TBC
Cladding 1	TBC
Cladding 2	TBC

NOTE:
The colours shown on this plan may not reflect the colour of the final product. If colour has been listed as TBC this means the colours is indicative only and is subject to final selection

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GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

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	DA PLANS	20.02.2026	RK
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TITLE
ELEVATIONS

Scale: 1 : 100
Date: 03.03.2026
Drawn by: RK

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
80 BLIGH STREET, WARRANE

Job No: TB_18
Sheet No: 04

NOTE:
3D View colours/materials is indicative only and is subject to final selection.

GLAZING NOTE:
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BAL : TBC

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Issue	Description	Date	Drawn

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TITLE
3D VIEWS

Scale:

Date: 03.03.2026

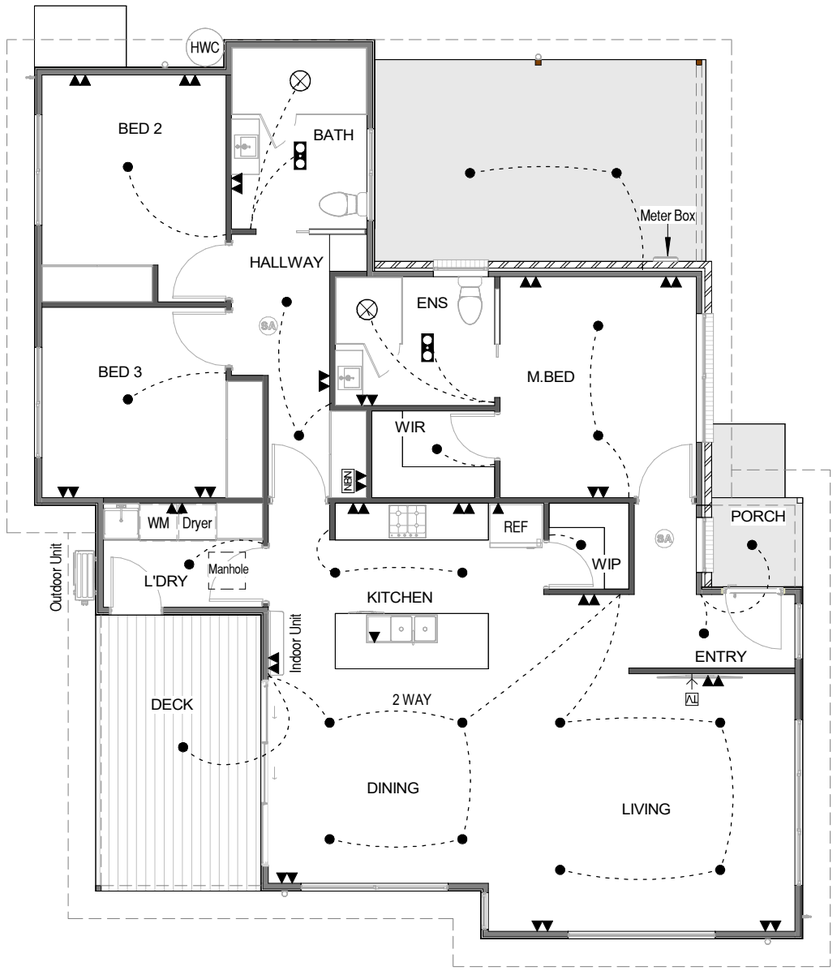
Drawn by: RK

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
80 BLIGH STREET, WARRANE

Job No:
TB_18

Sheet No:
05



ELECTRICAL LEGEND

		No.s
▼	Single GPOs	2
▼▼	Double GPOs	20
NBN	Phone / NBN point	1
●	LED Downlight	24
⊗	Mechanical Exhaust Fan	2
SA	Smoke Alarm	2
	3 Tastics(2 heat lamps & 1 Light)	2

NOTES:
- Rangehood to be ducted to outside
- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014, and installed to NCC Clause 3.7.5.5.

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TITLE
ELECTRICAL PLAN

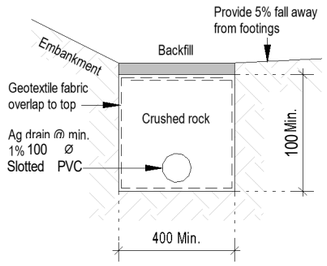
Scale: 1 : 100
Date: 03.03.2026
Drawn by: RK

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
80 BLIGH STREET, WARRANE

Job No:
TB_18

Sheet No:
06

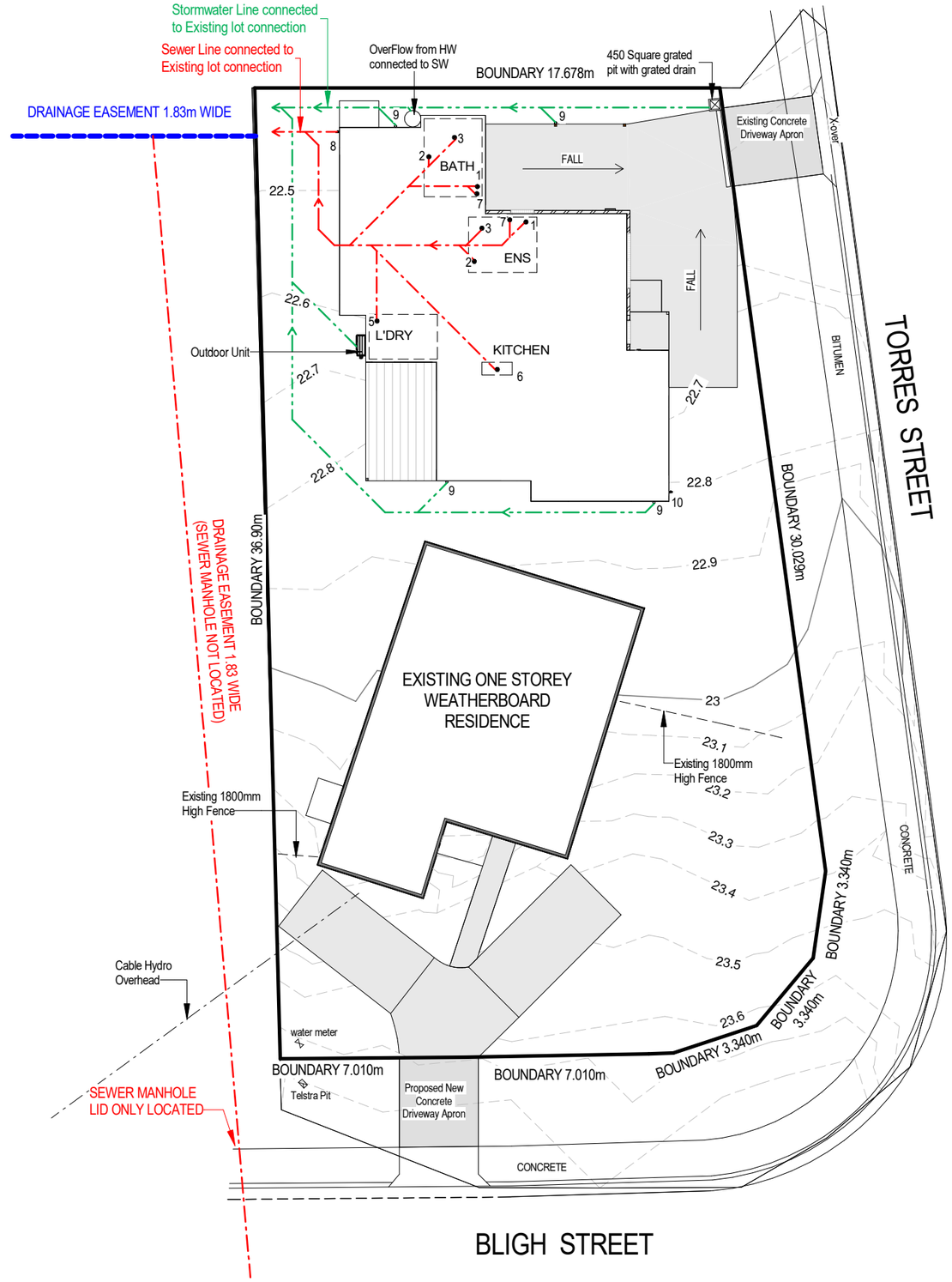


AG Drain (Typical)

LEGEND		Min. Ø Outlet size
Abbr.	TYPE	
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
Dp	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

Sewer line 100Ø UPVC U.N.O.

Stormwater line 100Ø UPVC U.N.O.



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TITLE
DRAINAGE PLAN

Scale: 1 : 200
Date: 03.03.2026
Drawn by: RK

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
80 BLIGH STREET, WARRANE

Job No: TB_18
Sheet No: 07

PLANNING APPLICATION - PDPLANPMTD-2026060465 - 80 Bligh Street, Warrane

Subject : Response to Request for Further Information

RFI - Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

• The proposal does not provide for a visitor car park and does not satisfy acceptable

solution A1. Please provide for a response addressing performance criterion P1.2.

Response :

The proposal provides a total of four (4) on-site car parking spaces, with dedicated parking allocated separately to the existing dwelling and the proposed new unit.

The subject site is a corner allotment with separate frontages to Bligh Street and Torres Street. Each dwelling is provided with independent vehicle access and separate parking arrangements. No shared driveway, common parking area, or shared vehicle access is proposed as part of the development.

Due to the constrained size and configuration of the existing allotment, there is insufficient practical area available to provide an additional visitor parking space without impacting the functionality of the development, including vehicle manoeuvring areas, access arrangements, and usable outdoor areas.

The surrounding local street network provides opportunity for occasional visitor parking within the road reserve. The existing street layout, including the adjoining local roads and cul-de-sac arrangement, provides additional flexibility for short-term visitor parking.

The proposal provides adequate dedicated parking for the anticipated occupants of both dwellings and does not create unreasonable parking demand on the surrounding road network.

Having regard to the existing site constraints, separate access arrangements, and the provision of dedicated on-site parking for each dwelling, the proposal is considered to satisfy the intent of Performance Criterion P1.2.

RFI-Strata / Common Property Clarification

Please be advised that the proposal contains no indication of any common property,

shared common areas or shared services as to how a proposal for a strata application

would not be for the purposes of a subdivision under section 31A Strata Title Act 1998.

Response:

The proposed development does not include any common property, shared common areas, or shared services.

Each dwelling is provided with independent access, separate parking allocation, and separate vehicle access arrangements. The development does not rely on shared infrastructure or shared access between the existing dwelling and proposed new unit.

Appendix A – Existing Street Context

"Google Street View imagery showing the surrounding road network and existing street parking context."

Good Morning Ryan

I have also noticed that the letter requested a floor plan of the existing house. Please see the below image

AS2870:2011 SITE ASSESSMENT

80 Bligh Street

Warrane

March 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Taylor and Beeson Building
Site Address:	80 Bligh Street, Warrane
Date of Inspection:	26/02/2026
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	JP Cumming

Site Details

Certificate of Title (CT):	79381/31
Title Area:	Approx. 687.7 m²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	2° NW facing slope
Vegetation:	Grass & Weeds

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

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.30	SW	**SAND**: dark grey, brown, dry, loose
0.30-0.80	0.30-0.90	CH	**Silty CLAY**: trace of gravel, high plasticity, brown, slightly moist, stiff
0.80-0.90	0.90-1.00	GC	**Clayey GRAVEL**: yellow, brown, slightly moist, dense, refusal on rock/boulder.

Site Notes

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

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 M

y_s range: **20-40mm**

Notes: that is a moderately reactive clay.

Wind Loading Classification

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

Wind Classification: N1

Region:	A
Terrain Category:	3.0
Shielding Classification:	FS
Topographic Classification:	T0
Wind Classification:	N1
Design Wind Gust Speed – m/s ($V_{h,u}$):	34

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

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.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

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 and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

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

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.

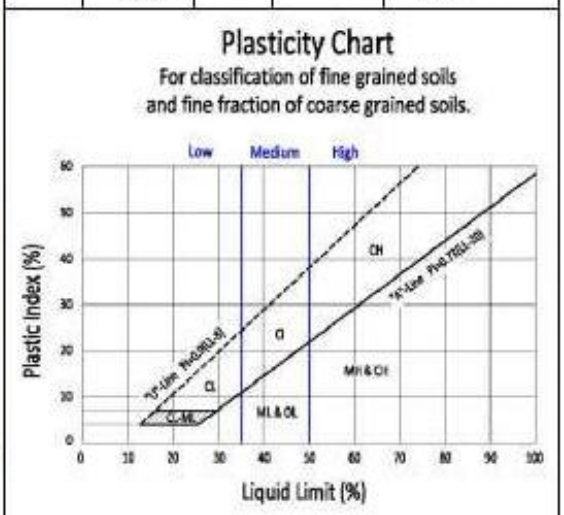
NON COHSIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
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.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

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

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 material passing 63 mm for classification of fractions according to the criteria 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					



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.

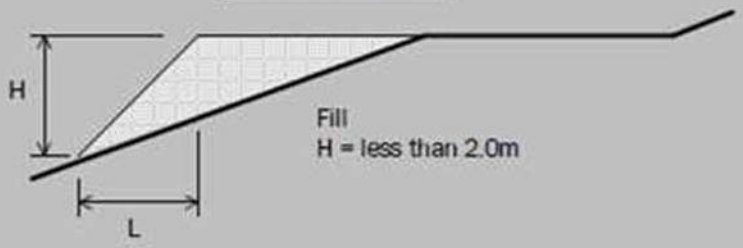
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the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

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

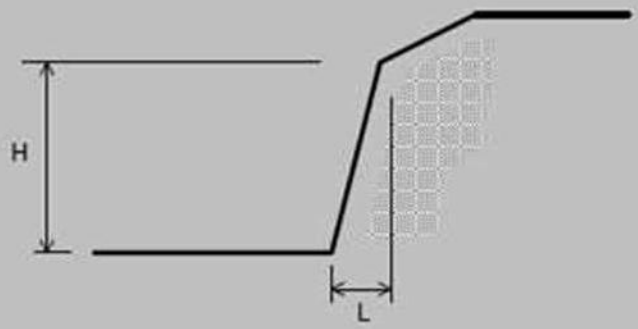
1.5 Batter Angles for Embankments *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

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

Disclaimer

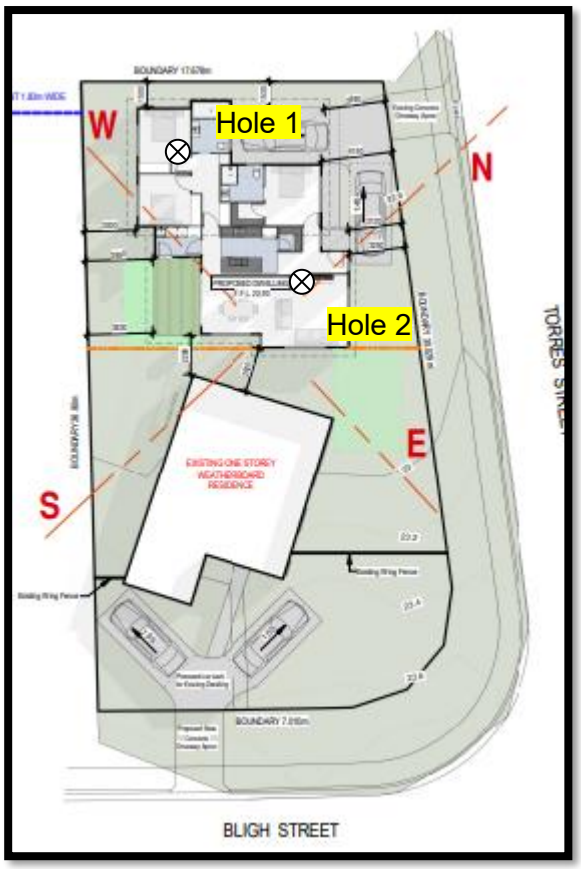
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage 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.

Site Plan



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Taylor and Beeson Building *Owner /Agent*
PO Box 2017 *Address*
Howrah 7018 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: AO999
Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 80 Bligh Street
Warrane 7018
Lot No:
Certificate of title No: 79381/31

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 Classification
(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:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No: J12765

Date: 03/03/2026