Statement of Environmental Effects In Support of a Development Application	
Proposal	To replace current DA Consent for Shed Shack Village Style Dwelling House TO a Pre Manufactured Dwelling with 2 Bedrooms
Subject Land Address	Lot 30 & 31 Sec 4 DP 3722,
	80 Prince Street Koorawatha 2807
Applicant/Owner	Donna & Rodney Bate
	c/- 0439 966 739
Appn Prepared By	DA Busters – Development Assistance Services Ph: 0466 722 869 Email: Craig@DAbusters.com
LGA	**Hilltops Council** – former Young Shire Council area

Example only

assisted by:

DA BUSTERS P/L

Craig Filmer Craig@DAbusters.com 0466 722 869

DEVELOPMENT ASSISTANCE SERVICE

DA BUSTERS P/L
Craig Filmer – 18 Pineview Cct YOUNG 2594
Ph: 0466 722 869 E: Craig@DAbusters.com

9 July 2024

Director Planning
HILLTOPS Regional Council
Locked Bag 5
YOUNG NSW 2594

Att: Manager Planning

Dear Claire & Andrew,

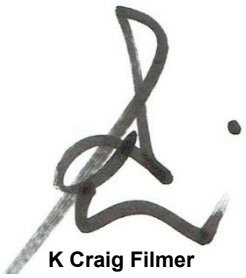
Re: Development Application – Change of DA Consent type (Shack to Pre Manufactured Home)
Lot 30 & 31 Sec 4 DP 3722, No 80 Prince Street KOORAWATHA – Donna & Rodney Bate

Please find attached the appropriate application details for the above, along with all supporting documentation and plans.

This document forms the Statement of Environmental Effects demonstrating compliance (from a DTS or Performance Based perspective as the case may be) with Council's DCP and Policy Environment.

A previous approval exists (shed shack styled dwelling with a Company no longer trading) which also incorporated the shed which has been built as a Part CC on that DA. As Hilltops Council incorporates a Pre Manufactured Home a different style of Dwelling, it has requested a fresh DA. In our experience most Council's will take a Modification Application from one style of dwelling to another. This new Dwelling is an AJC transportable with deck. It is being placed respectful of access, septic and prior approval work..

This application is commended to you for consideration and approval. Whilst Mrs Bates will be the applicant, should any technical enquiry arise, please forward these to myself on the number/email, in the title page.



K Craig Filmer
Development & Environmental Health Specialist

A. DESCRIPTION OF DEVELOPMENT:

Property address	**Lot 30 & 31 Sec 4 DP 3372, 80 Prince Street, Koorawatha**	
Proposed structures or works	**Dwelling** – The installation of a pre-manufactured dwelling being an AJC Transportable of 2 bedrooms and 14.2m x 4.2m with a 2.8m wide deck.	
Nature of use	**Village Dwelling House (residential)**	
Particulars	On plans ?	Description (provide written details if not clearly shown on plan)
Building materials & Colours	Yes	**Dwelling –** Walls in a "monument grey" shade with trim and roofing also in "monument". The deck will be a lighter posted and framed grey. 
Demolition	N/A	Nil demolition to occur
Earthworks (location, extent and depth of all cut and fill proposed)	Yes	**Extent of earthworks –**The dwelling will be placed on isolated piersw scraped to uniform bearing material. No excess cut or fill required on this level allotment.
Tree removal (identify location, size and species of tree/s)	No	**No tree removal on site nor in position of dwelling**
Wall and roof height	Yes	**Dwelling Structure** – the dwelling will have an internal ceiling height min of 2400mm min with the overall building height being up to 2640 plus a subfloor of 450mm (3090mm overall). The buildings are end on to the road, so present less conspicuous due to the setback and locality chosen on the land and behind street and boundary trees – see images below.
Gross floor area (m^2)	Yes	**Dwelling** – 62.75 sq.m living space. 39.76 sq.m of verandahs.
Open space (m^2)	N/A	**Not applicable** – The allotment is 1163.47 sq.m in size. After a roofed footprint of approx. 102 sq.m is deducted for dwelling, 60 sq.m for shed, then a large amount of land exists for private open space and landscaping.

Landscaping (type and location)	N/A	Not required – existing trees retained
Setbacks from each boundary	Yes	South (side) 6m North (side) 7m East (Front) 12m West (rear) 25m

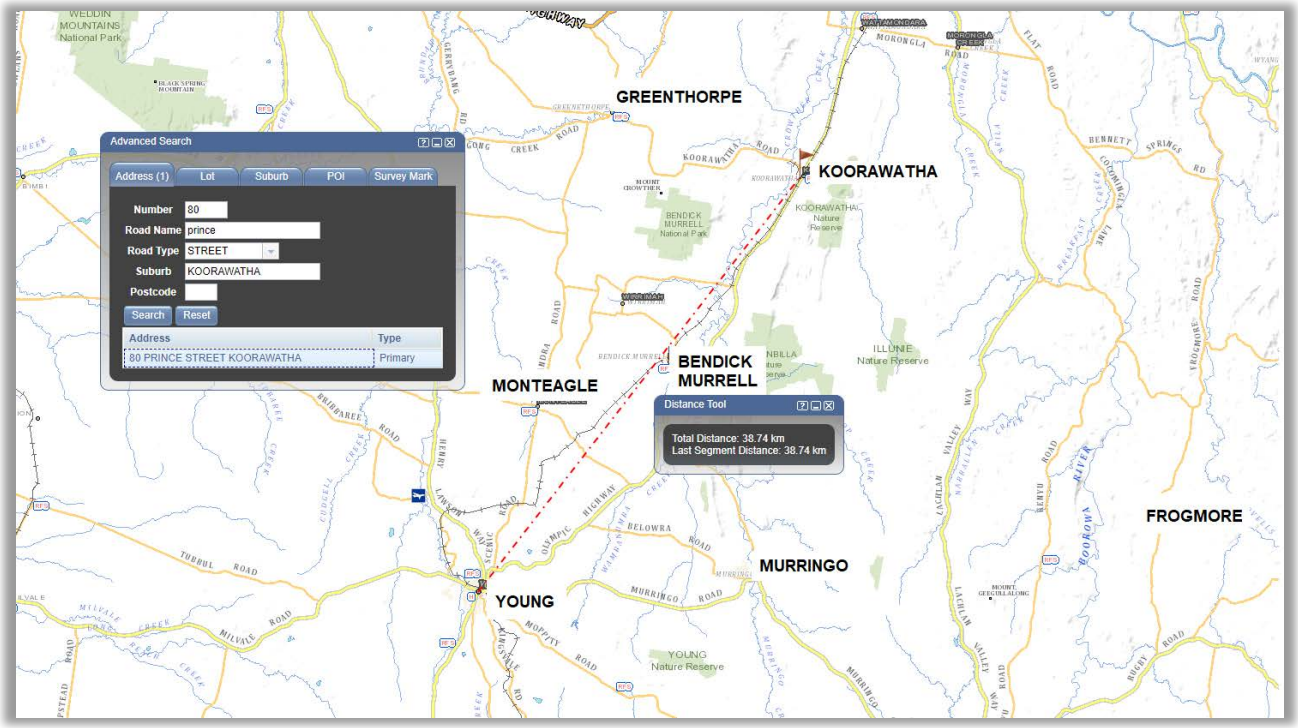
Current Google image

NSW wider SIX Mapping of site

B. SITE & LOCALITY DESCRIPTION:

Issue	Details
Present use of the site	The land presently has a shed upon it from the prior version of the consent and before the Company engaged for the dwelling, went out of business – see Google aerial above.
Past use/s of the site	Vacant
Describe any existing dwellings or built structures on the land (e.g. location, number, storeys, building material, etc)	The existing shed was via a prior application to Council
Describe the key physical features of the site (e.g. shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	The site is level. The site is grassed, kept responsibly and continually being improved by the owners.
Is the land classified as bushfire prone?	No – a search on the RFS web site tool has confirmed this.
Locality characteristics Describe the type and nature of adjacent land uses,	Village residential uses adjacent and adjoining.

Fig 2a - Locality Map (38.75km FROM YOUNG)



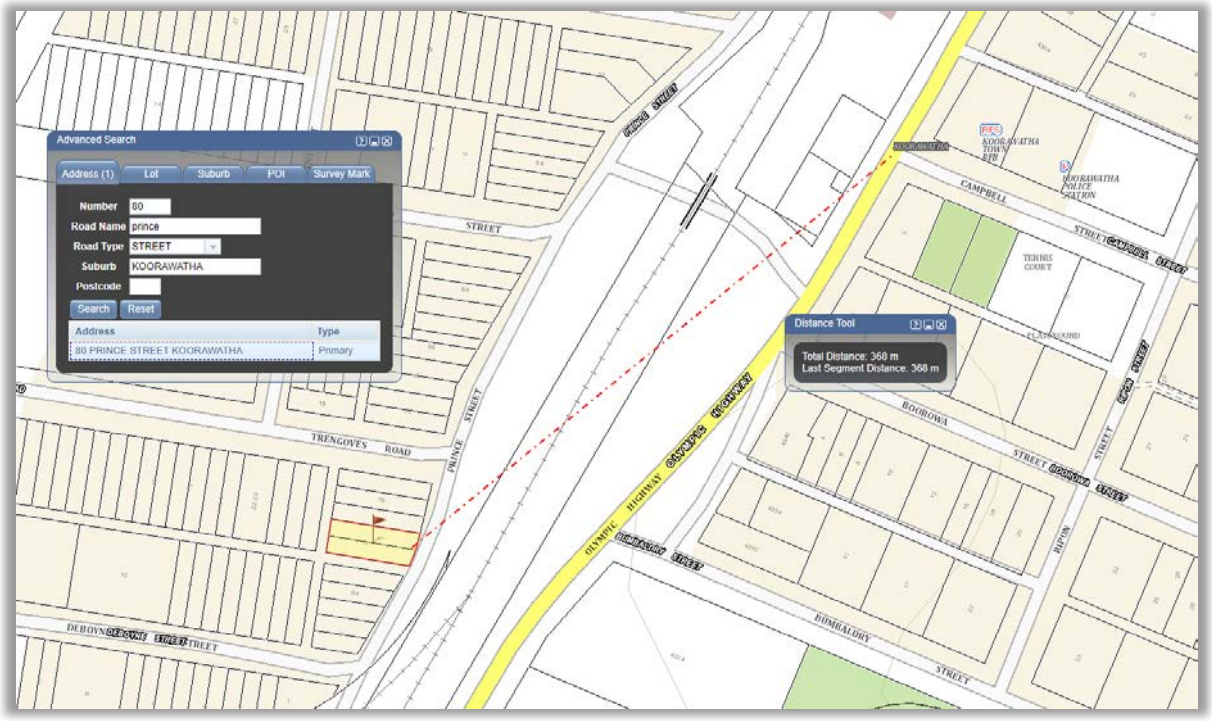


Fig 2B – Locality in Village extract Map (368m to Key intersection)

Fig 2C – Topographic extract Map
Note no contours = level

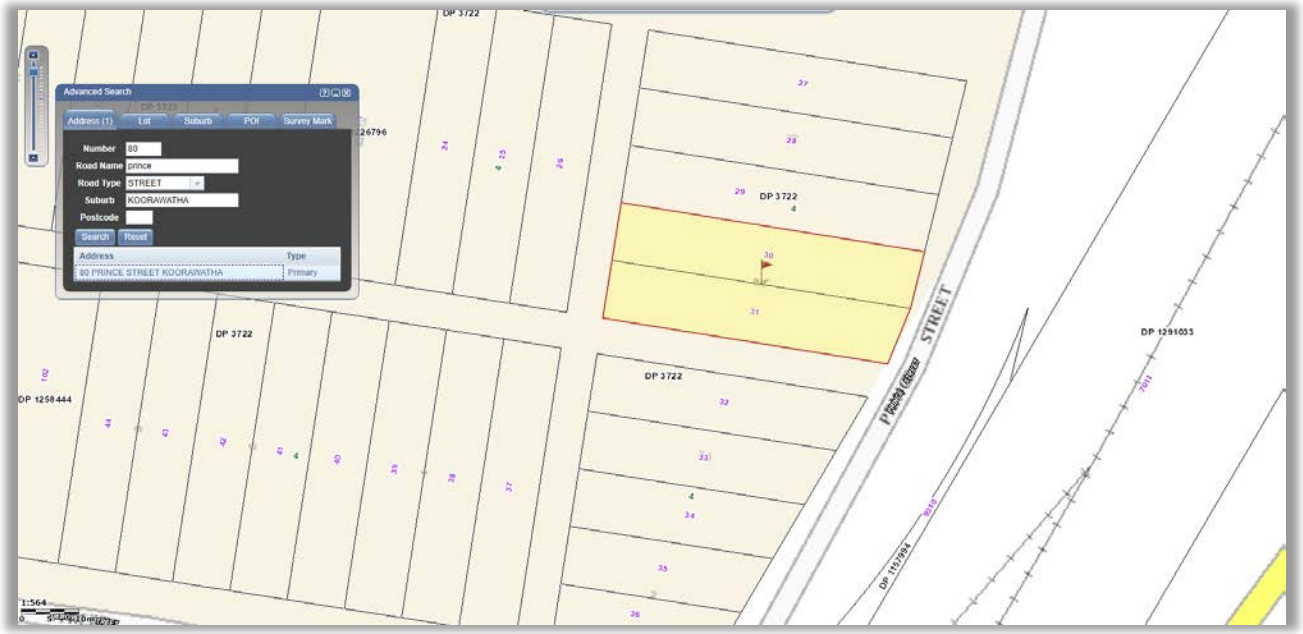


Fig 2d – Streetview
Note Shed already built

C. Compliance with Planning Controls (State)

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

As per these sections of the above Acts, it is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, because:

Biodiversity Conservation Act 2016

- the development will not significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, as there are no trees and shrubs to be removed, the development will not adversely impact the life cycle or habitat of any of the threatened species that may occur in the region, and the development is not a key threatening process. [7.2(1)(a)],
- the development does not exceed the biodiversity offsets scheme thresholds (the site is not mapped as high biodiversity value on the Biodiversity Values Map, and the development does not exceed the clearing threshold) – see attached BVM&T Report [7.2(1)(b)],
- the site has not been declared as an area of outstanding biodiversity value [7.2(1)(c)].

Fisheries Management Act 1994

- as per the seven-part test under section 221ZV of the Act, there are no threatened species, populations or ecological communities, occurring on-site, or are known to be in the area, there is no declared critical habitat in the region and the development is not a key threatening process.

4.10 Designated development

This development is not a category of designated development, under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

4.14 Consultation and development consent—certain bush fire prone land

The land is not mapped as bushfire prone so consideration of the requirements of Planning for Bush Fire Protection is not required.

4.36 Development that is State significant development

The development is not State significant development, as it is not identified in *State Environmental Planning Policy (State and Regional Development) 2011*.

4.46 Integrated development

The development is not integrated development, with the only relevant consideration being proximity to watercourses. The proposed dwelling is greater than 40 metres from any watercourse in the area.

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

State Environmental Planning Policies (SEPPs)
A number of SEPPs apply to the land, however, only the following have any relevance to the proposed development:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022) – ***see attached BMAT report – no thresholds exceeded***
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021) – ***see attached BMAT report – no mapped lands impinged upon***
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004) – ***BASIX exempt – sec 68 of LGA***
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) ***pathways not chosen – DA/68 proposed due to type of building***
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) ***– not applicable this site or development***
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) ***– not applicable this site or development***
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) ***– not applicable this site or development***
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) ***– not applicable this development.***
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2 -12-2021) ***– not applicable this site or development***
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) ***– power available and no assets impinged upon***
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) ***– access onto road network existing***
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002) ***– not applicable this site or development***

Electrical Assets adjacent site

C_2. Compliance with Planning Controls (Local)

Hilltops Local Environmental Plan 2022 (HLEP)

The zoning of the subject land is RU5 Village. This has been verified by an extract of Planning information from the NSW Planning Portal (copy in appendices). An extract from the LEP being the Land Use Table for RU5 is reproduced now:

Zone RU5 Village

1 Objectives of zone

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.*
- *To promote and encourage development that will strengthen the character and economies of Hilltops villages.*
- *To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village.*

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

*Centre-based child care facilities; Community facilities; **Dwelling houses**; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Sewage reticulation systems; Tank-based aquaculture; Any other development not specified in item 2 or 4*

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Co-living housing; Correctional centres; Creative industries; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; High technology industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Local distribution premises; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Specialised retail premises; Timber yards; Warehouse or distribution centres; Water recreation structures

The proposal meets the definition of "dwelling house" -

dwelling *means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.*

dwelling house *means a building containing only one dwelling.*

> ***Note -*** *Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.*

Having regard to the land use table above for RU5 zoned land, this falls within the "permissible with consent" land uses. By virtue of this, the use is permissible with consent.

Does the proposal satisfy the objectives of the zone ?: Yes – see assessment below

Objective	Response
• **To provide for a range of land uses, services and facilities that are associated with a rural village.**	Not inconsistent – provision of as dwelling house
• **To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.**	Consistent - Dwelling within a subdivision planned and approved for the purpose and within pre-considered restrictions and parameters
• **To promote and encourage development that will strengthen the character and economies of Hilltops villages.**	Consistent – new Dwelling in a Village and recent subdivision
• **To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village.**	Not applicable

Is the development permissible within the zone? : Yes as it fits the definition of dwelling house and use as a dwelling

The relevant sections of the LEP Compliance Table are now addressed below.

Clause	Complies	Comments
1.2 Aims of plan	Yes	The development is consistent with the following aims of the LEP: (b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following— (i) the rural lifestyle and liveability of Hilltops communities, (ii) connected, safe and accessible communities, (iii) diverse and affordable housing options, (iv) timely and efficient provision of infrastructure, (v) sustainable building design and energy efficiency, (c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following— (i) social infrastructure that is appropriately planned and located in response to demand and demographic change, (ii) the protection and enhancement of cultural heritage values, (iii) land management practices that support sustainable outcomes, including water efficiency, (iv) the siting and arrangement of land uses for development in response to climate change, (v) the planning of development to manage emissions,

Clause	Complies	Comments
		(vi) planning decisions that recognise the basic needs and expectations of diverse community members, (e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following— (i) the avoidance of further development in areas with a high exposure to natural hazards, (ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments, (iii) the retention and protection of remnant vegetation, (iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity, (v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality, (vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems The remainder of the aims are not relevant to this proposal or are not impacted by the proposal.
1.4 Definitions	N/A	The proposed development is defined as a ***dwelling house*** which means, *a building containing only one dwelling*.
1.9A Suspension of covenants, agreements and instruments	Yes	The restrictions as to user / covenants that apply to the site are being observed in the design and siting of this proposal.
2.2 Zoning	N/A	The site is zoned RU5 Village
2.3 Zone objectives and land use table	Yes	The development is permitted with consent, in accordance with the land use table, and it is consistent with the objectives of the zone as stated above.
2.7 Demolition	N/A	No demolition proposed.
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.
4.1 Min Subdiv Lot Size	Complies	None provided for yet recent subdivision under prior planning instrument for the purpose - ok
4.1A Dual Occupancy Lot sizes	N/A	n/a
4.6 Exceptions to development standards	N/A	Development permissible so no variation sought
5.10 Heritage Conservation	N/A	The allotment, its buildings, nor Adjacent land nor buildings in locality listed as Heritage nor in a HCA

Clause	Complies	Comments
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A	RU5 not a listed zone in this part
6.1 Earthworks	OK	Mino0r cut/fill. Sedimentation and erosion control measures shall be put in place during construction.
6.2 Essential Services	Complies	Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, ***existing – Cowra scheme*** (b) the supply of electricity, ***available at front of site on application to Essential Energy*** (c) the disposal and management of sewage, ***to be disposed of per Council approval*** (d) stormwater drainage or on-site conservation, ***available at rear of site – disposal of tank overflow if not to dispersal drains*** (e) suitable road access ***Gravel road at frontage – entry provided***
6.3 Terrestrial Biodiversity	N/A	Not mapped as affected
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – Groundwater Vulnerability	N/A	Not mapped as affected
6.6 Salinity	N/A	Not mapped as affected
6.7 Highly Erodible Soils	N/A	Not mapped as affected
6.8 Drinking Water Catchments	N/A	N/A
6.9 Development along Lachlan & Boorowa Rivers & Lake Wyangla	N/A	N/A
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Not these lands

Young Development Control Plan 2011 (YDCP)

An assessment of the proposal against the YDCP 2011 relevant sections is included in the Compliance Table below.

Young Development Control Plan –			
Performance outcome	**Acceptable Solution**	**Complies**	**Comment**
PV1 Residential building placement, scale and form on lots wholly or partially within RU5 zones is sympathetic to the surrounding neighbourhood character;	**AV1.1** Residential building setbacks are at least 10 metres to the front boundary line and 4 metres to the side boundaries;	□ Yes	Compliant – see attached site plan 12m proposed
	AV1.2 All residential dwellings are single storey or appear as such from the street frontage;	□ Yes	Compliant – see plans
	AV1.3 Residential dwellings avoid fibrous cement (unless painted) and metal cladding of walls (unless as an architectural feature);	□ Yes	Compliant – see plans
PV2 Commercial or industrial developments respect neighbourhood character and provide adequate facilities appropriate to the proposed use;	**AV2.1** Commercial or industrial uses are constructed with pre-painted metal with unpainted metal type finishes avoided. *Note: This is a minimum requirement and other finishes are considered acceptable;*	□ N/A	Not commercial development
	AV2.2 All-weather parking areas (not necessarily sealed) are provided for commercial and industrial uses;	□ N/A	Not commercial development
PV3 Where no reticulated water or sewer is available, roof areas, tank capacities and lot areas are large enough to enable the effective capture, storage, treatment and disposal of water	**AV3.1** Where there is no sewer available, the development is to comply with Council's Policy with respect to the On- Site Management of waste disposal. Properties with an area of less than 1ha provide specific geotechnical investigation demonstrating the feasibility of on-site management;	□ Yes	Existing approval

in quantities appropriate to the development, without any negative impact on adjoining properties.	**AV3.2** Where no reticulated water supply is available, roof areas and tanks are provided according to the guidelines in Appendix E including a firefighting reserve of 20,000 L fitted with a Stortz fitting, such reserve to be over and above BASIX requirements (or as otherwise specified by Planning for Bushfire Protection).	□ Yes	Cowra water scheme connection

D. ASSESSMENT OF THE LIKELY IMPACTS OF THE DEVELOPMENT

Construction – How will construction noise, rubbish removal and sedimentation and erosion controls be managed during construction?

Comments

Neighbours are well distant from the premises and impact from this build process will be minimal or have no impact. Construction times to be adhered to per EPA Policy and all construction rubbish to be captured, held and disposed of to the landfill.

Context and setting – Will the development be …

- visually prominent in the area? ❑ No.
- out of character with the area? ❑ No – mixed housing adjacent
- inconsistent with the streetscape? ❑ No – consistent with the streetscape
- ▪ inconsistent with adjacent land uses? ❑ No

Privacy - Will the development result in any …

- privacy issues between adjoining properties, as a result of the placement of windows, decks,

  ❑ No as a result of existing buildings placement, vegetation to curtilage of house and also perimeter of the site, along with an upslope on the closest setback. This coupled with good setbacks to other dwellings and an aspect out over the corner of the roads, stands the development in good stead.

- acoustic issues between adjoining properties as a result of the placement of outdoor areas,

  ❑ No for the same reasons in previous answer

Overshadowing

- Will the development result in the overshadowing of adjoining properties, resulting in an adverse impact?

  ❑ No there will be no adverse impact on solar access for neighbours.

Views

- Will the development result in the loss of views enjoyed from neighbouring properties or nearby properties?

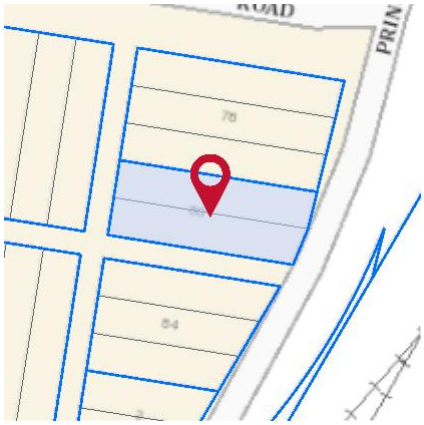
  ❑ No no views will not be lost as a result of this development

APPENDIX # 1

NSW Planning Portal Report

Property Report

80 PRINCE STREET KOORAWATHA 2807



Property Details

Address:	80 PRINCE STREET KOORAWATHA 2807	
Lot/Section /Plan No:	30/4/DP3722	31/4/DP3722
Council:	HILLTOPS COUNCIL	

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Hilltops Local Environmental Plan 2022 (pub. 23-12-2022)
Land Zoning	RU5 - Village: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	2000 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2 -12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	COWRA
Regional Plan Boundary	South East and Tablelands

APPENDIX # 2

Title/Deposited Plan and 88B Instrument

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 2265-72

SEARCH DATE	TIME	EDITION NO	DATE
22/4/2024	4:20 PM	4	20/4/2021

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF ILLUNIE COUNTY OF MONTEAGLE
TITLE DIAGRAM DP3722

FIRST SCHEDULE

DONNA LOUISE BATE
RODNEY FRANK BATE
AS JOINT TENANTS (T AQ974051)

SECOND SCHEDULE (1 NOTIFICATION)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 30-31 SEC. 4 IN DP3722.

*** END OF SEARCH ***

Issued Vol 1329 Fol 101
224
to name of James Robert Ferrier

6

PLAN

of the Misima Estate

being subdivision of part of portions 85 and 122
at Koorawatha

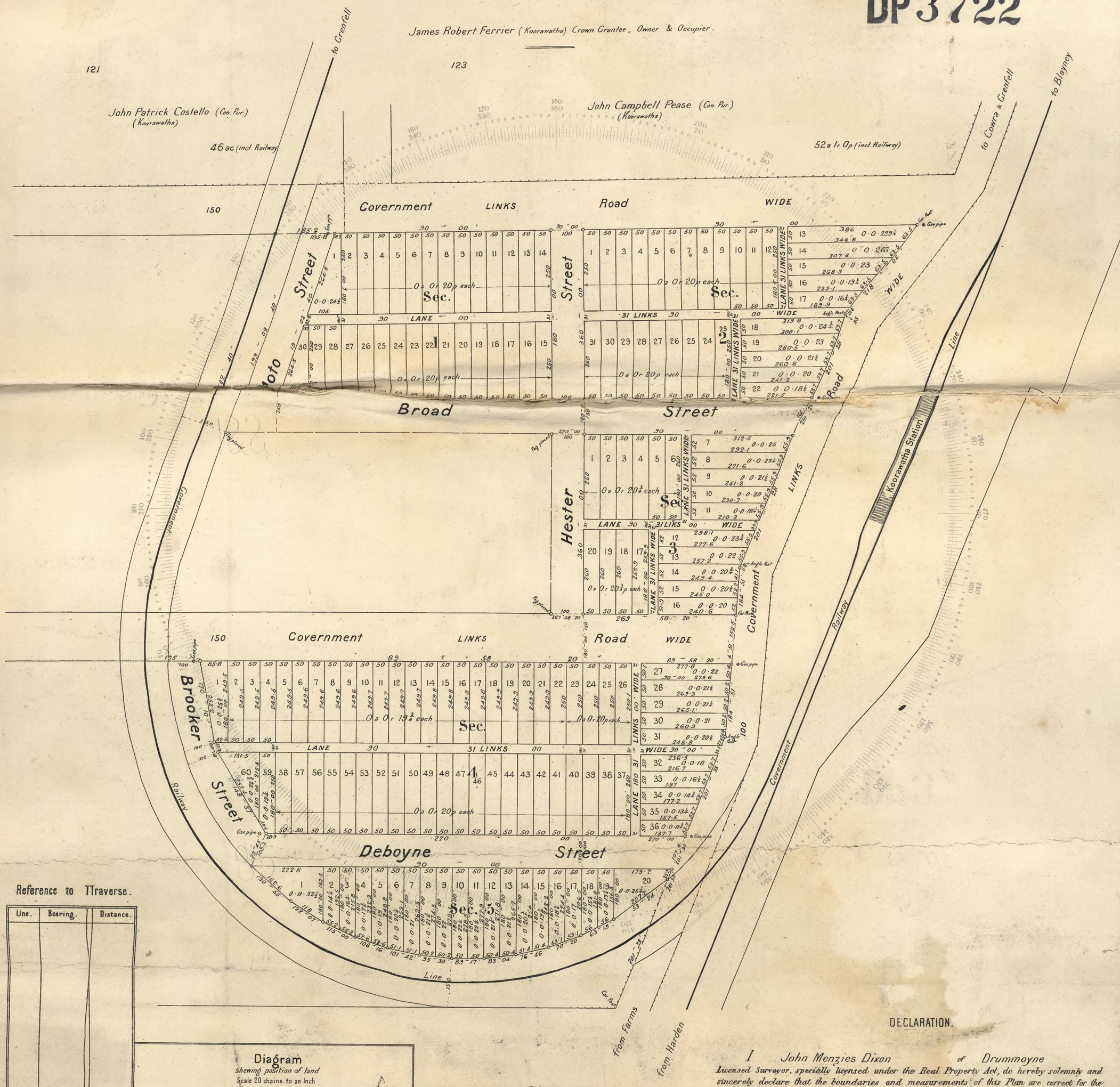
Parish of Illunie County of Monteagle

3722

Scale 2 chains to an Inch.

DP3722

James Robert Ferrier (Koorawatha) Crown Grantee, Owner & Occupier.

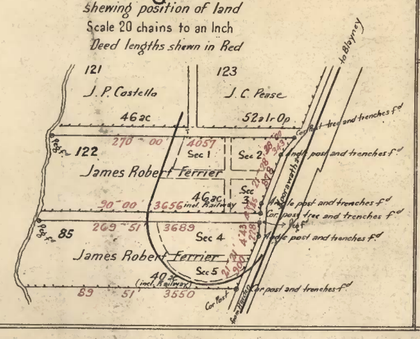


Reference to TTraverse.

Line.	Bearing.	Distance.

Diagram

shewing position of land
Scale 20 chains to an Inch
Deed lengths shewn in Red



Note

Pieces of gas-pipe 12" x 1" sunk 6" below the surface at the undermentioned points

20 links	Westerly	from the	N.W.	corner of Sec. 1	on line of North boundary
20 "	Easterly	" "	N.E.	" " 2	" " " "
20 "	Westerly	" "	S.W.	" " 1	" " South "
20 "	Easterly	" "	S.E.	" " 2	" " " "
20 "	Westerly	" "	N.W.	" " 4	" " North "
20 "	Easterly	" "	N.E.	" " 4	" " " "
20 "	Westerly	" "	S.W.	" " 4	" " South "
20 "	Easterly	" "	S.E.	" " 4	" " " "

DECLARATION.

I John Menzies Dixon of Drummoyne
Licensed Surveyor, specially licensed under the Real Property Act, do hereby solemnly and sincerely declare that the boundaries and measurements of this Plan are correct for the purposes of the said Act, and that the said Plan and the survey have been prepared and made by me, or under my immediate supervision, and I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the provisions of an Act made and passed in the ninth year of the reign of Her present Majesty, intituled "An Act for "the more effectual abolition of Oaths and Affirmations taken and made in various "Departments of the Government of New South Wales, and to substitute Declarations in lieu "thereof, and for the suppression of voluntary and extra-judicial Oaths and Affidavits."

Date of Survey 15th March 1900

John M. Dixon.
Licensed Surveyor.

James R. Ferrier J.P. 23rd March 1900

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 3722

LINKS	METRES
11.5	2.315
15	3.015
15.7	3.16
16.12	3.245
18.7	3.76
24.8	4.99
27.2	5.47
28.9	5.815
31	6.235
31.3	6.295
33.3	6.7
35.2	7.08
40.5	8.145
41.1	8.27
42.6	8.57
50	10.06
50.1	10.08
50.2	10.1
50.4	10.14
51.1	10.28
51.4	10.34
51.9	10.44
52	10.46
52.2	10.5
52.6	10.58
53.1	10.68
53.7	10.805
55.2	11.105
55.9	11.245
56	11.265
63.5	12.775
66.9	13.46
71.6	14.405
85.8	17.26
87.8	17.66
92.1	18.525
100	20.115
102	20.52
105	21.125
105.8	21.285
107.4	21.605
109.2	21.965
118	23.74
131.5	26.455
137.7	27.7
142	28.565
145	29.17
150	30.175
150.5	30.275
156.3	31.44
157.5	31.685
161.2	32.43
162.6	32.71
169.2	34.04
177.2	35.645
179.2	36.05
180	36.21
181.4	36.49
185.2	37.255
189.9	38.2
192.5	38.725
197	39.63
201.33	40.5
206.5	41.54
207.2	41.68
210.3	42.305
215.4	43.33
215.8	43.41
216.7	43.595
221.5	44.56
222.8	44.82
224.4	45.14
225	45.265
229.1	46.085
230.7	46.41
232.3	46.73
236.5	47.575

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 3722 CONTINUED

LINKS	METRES
240.6	48.4
241.2	48.52
242.2	48.725
245	49.285
248.8	50.05
249.4	50.17
249.5	50.19
249.6	50.21
249.7	50.23
249.8	50.25
249.9	50.27
250	50.29
250.1	50.31
251.2	50.53
252.4	50.77
253.2	50.94
254	51.1
257.2	51.74
259.1	52.12
259.9	52.28
260	52.3
260.8	52.46
260.9	52.48
264.2	53.15
264.5	53.21
265.1	53.33
265.7	53.45
268.3	53.97
269.3	54.17
269.5	54.21
271.6	54.64
271.8	54.68
273.6	55.04
274.3	55.18
277.6	55.84
277.8	55.88
277.9	55.9
278	55.92
278.5	56.03
279.1	56.15
280.5	56.43
292.1	58.76
298.1	59.97
300.1	60.37
307.6	61.88
312.5	62.86
319.8	64.33
343	69
346.8	69.76
378	76.04
386	77.65
689	138.6
878	176.63
900	181.05
3550	714.1
3656	735.5
3689	742.1
4057	816.1

AC RD P	SQ M
- - 11 3/4	297.2
- - 13 1/4	335.1
- - 13 1/2	341.5
- - 14 1/4	360.4
- - 14 3/4	373.1
- - 15 1/2	392
- - 16	404.7
- - 16 1/4	411
- - 16 1/2	417.3
- - 16 3/4	423.7
- - 17	430
- - 17 3/4	448.9
- - 18	455.3
- - 18.2	460.3
- - 18 1/4	461.6
- - 18 1/2	467.9

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 3722 CONTINUED

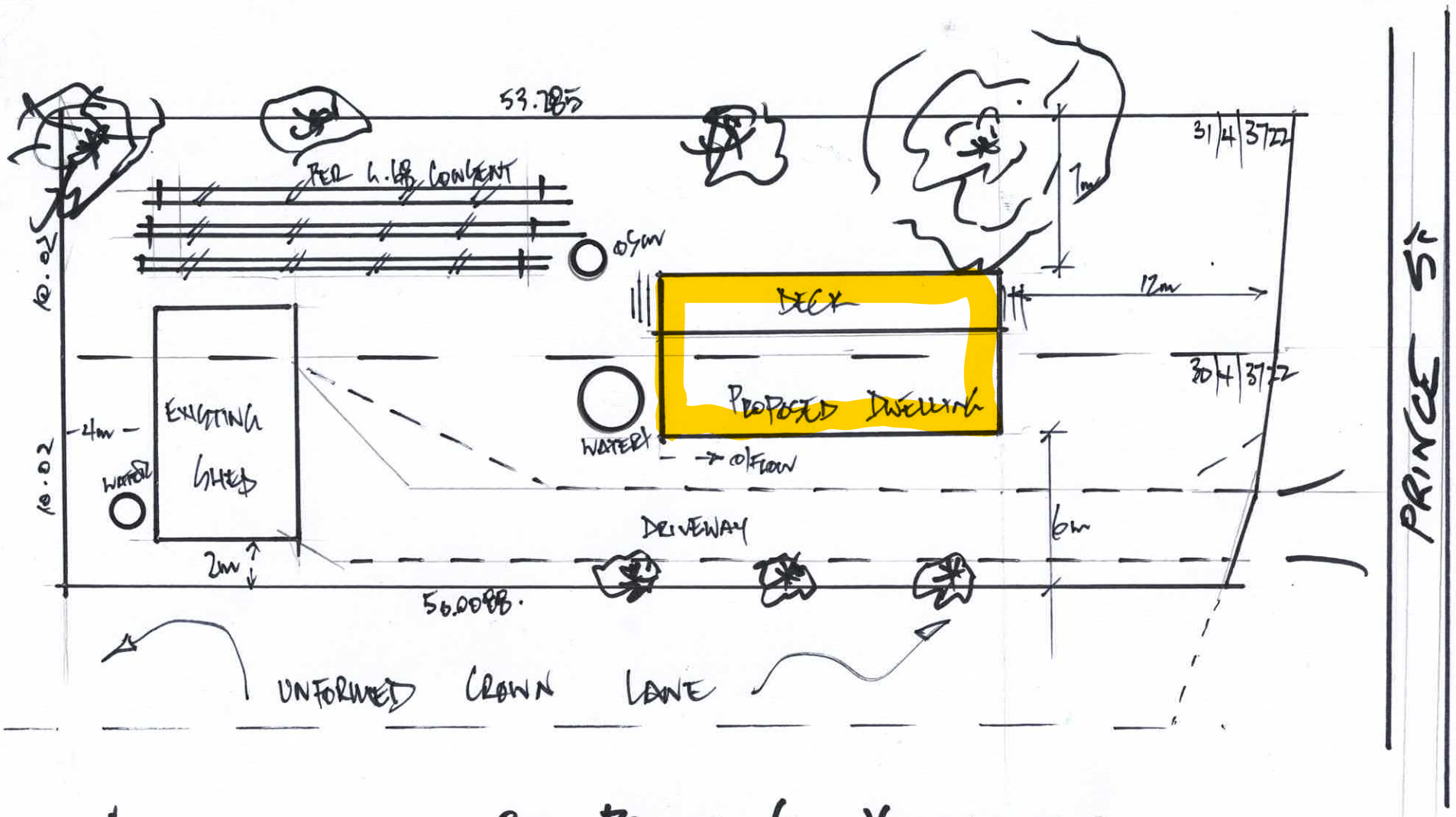
AC	RD	P	SQ M
-	-	19	480.6
-	-	19 1/4	486.9
-	-	19 3/4	499.5
-	-	20	505.9
-	-	20 1/4	512.2
-	-	20 1/2	518.5
-	-	20 3/4	524.8
-	-	21	531.1
-	-	21 1/4	537.5
-	-	21 1/2	543.8
-	-	21 3/4	550.1
-	-	22	556.4
-	-	22 1/4	562.8
-	-	22 1/2	569.1
-	-	23	581.7
-	-	23 1/4	588.1
-	-	23 1/2	594.4
-	-	23 3/4	600.7
-	-	24 1/2	619.7
-	-	24 3/4	626
-	-	25	632.3
-	-	25 1/4	638.6
-	-	25 1/2	645
-	-	26	657.6
-	-	26 3/4	676.6
-	-	29 1/4	739.8
-	-	32 1/2	822

AC	RD	P	HA
40	-	-	16.19
46	-	-	18.62
52	1	-	21.14

APPENDIX # 3

Development Plans

Dwelling



N TH.

1:250

A4

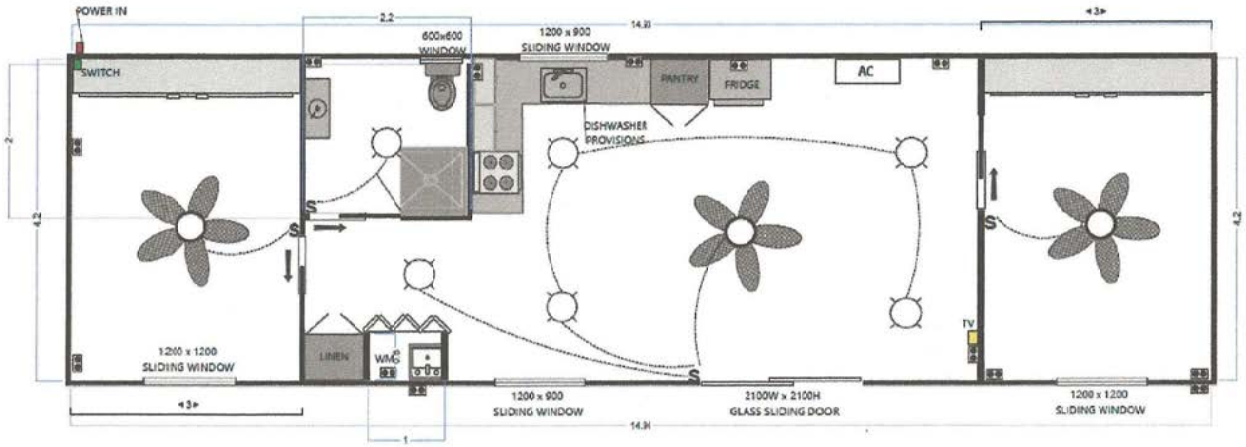
80 PRINCE ST KOORAWATHA

D+R BATE.

PROPOSED ASL DWELLING. 9.6.2024

AJC PORTABLES	Job No:	9513	Customer Signature - Plan Approval
	Customer:	Rodney Bate - 15m x 4.2m	

External Cladding	Windows / Flashing	Kitchen Colours	
PREMIUM	TBA	Cupboards	TBA
		Benchtop	TBA



NOTES:

- 800mm Custom Made Pantry Cupboard
- 800mm Custom Made Linen Cupboard
- 1000mm Custom Made Laundry Cupboard
- 800mm Fridge Housing w/ Upper Cupboard
- Built in Oven / Cooktop
- Range Hood
1 x TV Aerial Connection Point
1 x External GPO
- Dishwasher Provisions
2 x 600mm Upper Kitchen Cupboards
3 x Ceiling Fans w/Lights
2 x 3000mm Custom Built Wardrobes to Ceiling Height w/ Sliding Doors (not mirror)

NOTES:

- INSULATED PANELS BY 'THERMAL INSTALLATIONS' 50mm THICK THERMLOCK EPS PANELS FIXED TO MANUFACTURERS SPECIFICATION
- PROVIDE LINTELS TO ALL OPENINGS TO MANUFACTURERS DETAILS AND SPECIFICATIONS
- BUILDING RATED FOR WIND LOADS TO AS1170.2 REGION A4 CAT 2 NO TERRAIN CATEGORY MULTIPLIERS ALLOWED FOR IN THIS WIND LOAD DESIGN
- ROOF OF THIS BUILDING HAS BEEN DESIGNED AS A NON TRAFFICABLE ROOF WITH A LIVE LOAD OF 0.25kPa TO AS1170.1 (NOT TO BE USED WITH SOLAR PANELS)
- CONTRACTOR TO ENSURE ADEQUATE BRACING SUPPLIED FOR TRANSPORTATION
- FOR ASSEMBLY DETAIL SEE SEPARATE DETAILS SHEET
- DIMENSIONS AND SET OUT ARE A GUIDELINE ONLY. CONFIRM BEFORE ANY FABRICATION OF BUILDING

NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100 (STEEL STRUCTURES CODE), AS4600 (COLD FORMED STEEL STRUCTURES CODE) AND AS1554.1 (WELDING OF STEEL STRUCTURES)
- UNLESS SHOWN OTHERWISE, ALL STEEL SHALL BE IN ACCORDANCE WITH AS/NZS 3679.1 GRADE 300PLUS AND GRADE 350 FOR ALL STEEL SECTIONS
- ALL STUD FRAMING SHALL BE TEK SCREWED OR MIG WELDING TO SUIT
- THE CONTRACTOR SHALL PROVIDE ALL CLEATS AND DRILL ALL HOLES AS NECESSARY FOR FIXING STEEL, TIMBER AND OTHER ELEMENTS TO STEEL WHETHER OR NOT DETAILED IN THE DRAWINGS
- STEELWORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD SPECIFICATIONS FOLLOWING SITE WELDING WIRE BRUSH AND PAINT WITH ZINC RICH PRIMER AND AN APPROVED FINISH COAT
- WEATHER PROTECTION FOR STEEL STRUCTURE TO COMPLY WITH CURRENT AND RELEVANT AUSTRALIAN STANDARDS

NOTES:

- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES
- DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS
- AT SETOUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE
- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOAD:
  - FLOORS: 1.5 kPa
  - BALCONIES/DECKS: 2.0kPa
- ALL CONCRETE WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600
- CONCRETE STRENGTH: 20mPa - PIERS
- CONCRETE TO HAVE A MAX SLUMP OF 80mm AND MAX. 20mm AGGREGATE
- DRAINAGE OF SITE TO BE MAINTAINED THROUGHOUT CONSTRUCTION

NOTES:

- ANY REVISIONS OR EXTRA DRAWINGS REQUESTED FOLLOWING THE ORIGINAL ISSUE OF DRAWINGS WILL INCUR ADDITIONAL FEES.
- ALL FOOTINGS AND SITE WORK SHOWN ON THESE DRAWINGS SHALL BE CERTIFIED FOLLOWING INSPECTIONS BY ALLSTRUCTURAL. WORK CARRIED OUT BY OTHERS AND NOT CERTIFIED BY THIS COMPANY SHALL NOT BE THE RESPONSIBILITY OF THIS COMPANY FOR COMPLIANCE, APPROVALS OR INDEMNITY.
- THE DESIGN & DRAWINGS REFERRED TO HERE HAVE BEEN PREPARED WITHOUT CONSIDERATION OF THE WHS QLD CODE OF PRACTICE 2013, FLOOD AND BAL REQUIREMENTS OF EACH INDIVIDUAL SITES.

DESIGNED: ARASH AKHYANI
CIVIL AND STRUCTURAL ENG.
FIEAust CPEng NER

AllStructural Consulting
web: www.allstructural.com.au
email: info@allstructural.com.au

DETAILS	AMENDMENT
JOB NO.	ED-24097-AJC-9513

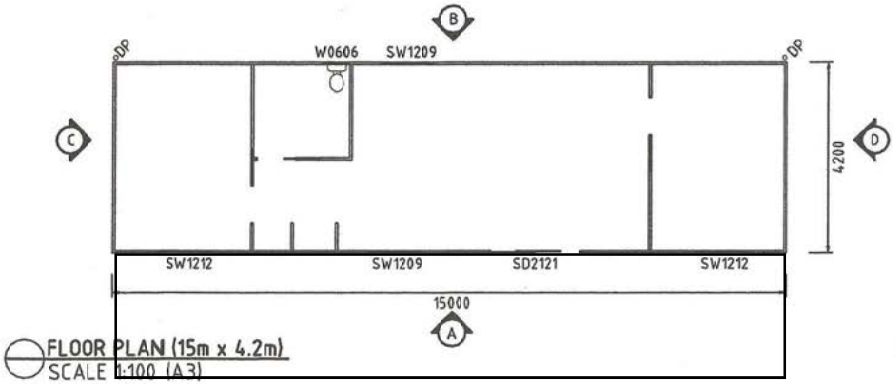
CLIENT: Rodney & Donna Bate

PROJECT: TRANSPORTABLE CABIN
80 Prince St Koorawatha
NSW 2807

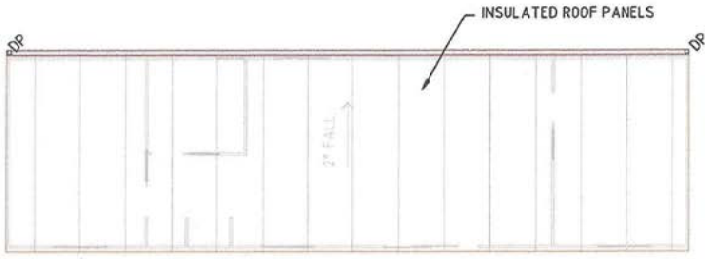
DRAWING:

SCALE	DATE
AS SHOWN	NOVEMBER 2023
DRAWN/DESIGNED: H.L	CHECKED: A.A

DRAWING NUMBER: 1/7



FLOOR PLAN (15m x 4.2m)
SCALE 1:100 (A3)



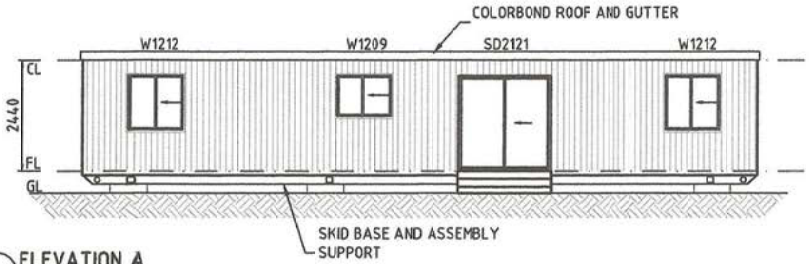
ROOF PLAN
SCALE 1:100 (A3)

WINDOW AND DOOR SCHEDULE

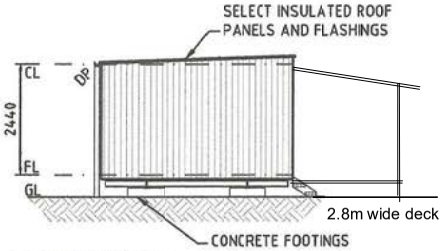
W0606 - 600D x 600W ALUMINUM FRAMED WINDOW
SW1209 - 900D x 1200W ALUMINUM FRAMED SLIDING WINDOW
SW1212 - 1200D x 1200W ALUMINUM FRAMED SLIDING WINDOW
SD2121 - 2100 D x 1200 W ALUMINUM FRAMED SLIDING DOOR

LEGEND:

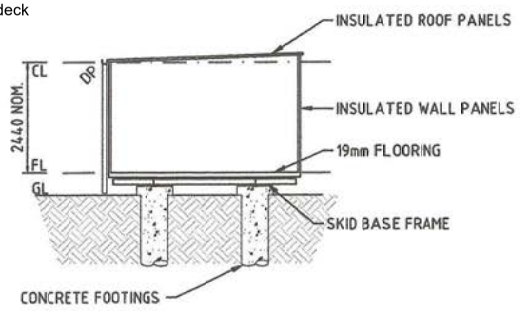
DP - DOWNPIPE
NCC - NATIONAL CONSTRUCTION CODE



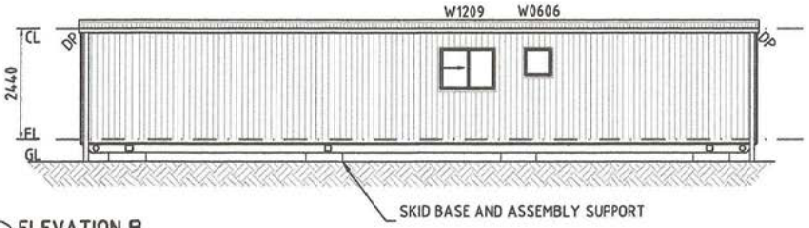
ELEVATION A
SCALE 1:100 (A3)



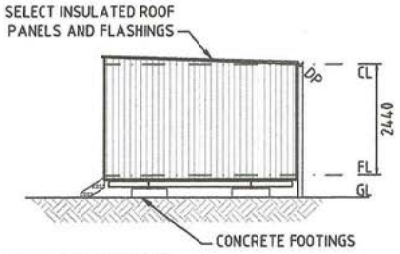
ELEVATION C
SCALE 1:100 (A3)



TYPICAL CROSS SECTION
SCALE 1:100 (A3)



ELEVATION B
SCALE 1:100 (A3)



ELEVATION C
SCALE 1:100 (A3)

DESIGNED: ARASH AKHYANI
CIVIL AND STRUCTURAL ENG.
FIEAust CPEng NER

AllStructural Consulting
web: www.allstructural.com.au
email: info@allstructural.com.au

DETAILS	AMENDMENT
JOB NO.	ED-24097-AJC-9513

CLIENT: Rodney & Donna Bate

PROJECT: TRANSPORTABLE CABIN
80 Prince St Koorawatha
NSW 2807

DRAWING: PLANS & ELEVATIONS

SCALE	DATE
AS SHOWN	NOVEMBER 2023
DRAWN/DESIGNED: H.L	CHECKED: A.A

DRAWING NUMBER: 7 / 7

APPENDIX # 5

ENGINEERING DESIGN DOCS

DWELLING

Site classification report

80 Prince Street, Koorawatha NSW 2807

Ref: R43901r
Date: 4 April 2024

Envirowest Consulting Pty Ltd ABN 18 103 955 246
• 9 Cameron Place, PO Box 8158, Orange NSW 2800 • Tel (02) 6361 4954 •
• 6/72 Corporation Avenue, Blayney NSW • Tel (02) 6334 3312 •
• Email admin@envirowest.net.au • Web www.envirowest.net.au •

Environmental
Geotechnical
Asbestos
Services

Document control					
Client	Donna Bate 80 Prince Street Koorawatha NSW				
Rev	**Report number**	**Date**	**Prepared by**	**Checked by**	**Revision details/status**
0	R43901r	4/04/2024	Harish Kumar Thangarasu ME Geotechnical Engineer	Andrew Ruming BSc Senior Environmental Geologist	

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9 Cameron Place
PO Box 8158
Orange NSW 2800
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Bathurst NSW 2799
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E admin@envirowest.net.au
W envirowest.net.au

1. Summary

1.1 Investigation summary

A site investigation was conducted for a proposed new residential dwelling at 80 Prince Street, Koorawatha NSW 2807. This report contains details of the geotechnical site investigation and the soil test conducted, and includes classification for swelling, shrinkage movement, Atterberg limits and soil aggressiveness.

Soil sampling was conducted according to the Australian Standard 1726 and site classification in accordance with Australian Standard 2870 by qualified field and laboratory personnel.

1.2 Soil profile summary

Shallow topsoil comprising low plasticity sandy silt to silty sand was identified up to 0.2m. The depth of topsoil is likely to vary across the lot. Subsoil comprised various layers of silty sand to silty clayey sand over silty to sandy clay to sandy to silty clay with fine sand, heavy yellow, grey and red mottled clay from 0.8m to the drilling depth. The soil moisture was less than plastic limit to the drilling depth.

1.3 Site classification summary

The site classification is **Class M (Moderately reactive)** if the foundations are extended into the natural subsoil below the topsoil with adequate bearing capacity. The soil samples analysed indicate the site has an estimated design surface movement (*Ys*) of 30-35mm.

All footings for the same structure should be founded on strata of similar soil stiffness and reactivity to minimise the risk of differential movements.

Topsoil, soft soil, or uncontrolled fill are not suitable for foundations. Footings should be founded on natural soil or controlled fill in accordance with AS3798 (*Guidelines on Earthworks for Commercial and Residential Developments*).

The assessment and site classification are based on conditions, soil profile and soil moisture outlined in this report. Site conditions can vary due to fluctuations in seasonal factors and soil moisture. The site should be reassessed if surface or subsurface conditions differ from those described in the report. The site should be reassessed if conditions change including, but not limited to, removal of trees, cut earthworks or placement of fill.

Soil management around the perimeter of the building should be aimed at avoiding extremes in subsoil moisture as this can lead to excessive shrinkage and swelling of the soil and footing movement. Owners are referred to the soil management section and Appendix 5 for more detail. Report limitations are described in Appendix 6.

2. Introduction

A site investigation was conducted for a proposed new residential dwelling at 80 Prince Street, Koorawatha NSW 2807. A geotechnical investigation was undertaken over the site to classify the soil for shrink swell movement (reactivity) and exposure classification for concrete to enable footing design. Soil samples were analysed for linear shrinkage, liquid limit, saturated extract electrical conductivity (EC_e) and pH.

3. Objectives

A site investigation was conducted in accordance with the Australian Standards 1726 *Geotechnical Site Investigation* and 2870 *Residential Slabs and Footings* to determine the soil classification status of the proposed building site. The classification assessment in this report is to provide guidance in the design of slabs and footings of residential buildings or commonly encountered foundations.

4. Investigation

4.1 Site location and ownership

Client	Donna Bate
Location	80 Prince Street Koorawatha NSW 2807
Mailing address	80 Prince Street Koorawatha NSW 2807

4.2 Field inspection

The site was inspected on 6 March 2024. Details are contained in Table 1.

Table 1. General site information

Area	Approximately 1040m^2
Topography	Simple slope, 1-2% northwest
Vegetation	Grasses and broadleaved weeds
History and land use	Grazing
Proposed building	New residential dwelling
Trees nearby	One large tree is located along the eastern boundary about 10m from proposed building. Suction allowance attributes were not considered for surface movement calculation.
Others	Nil

4.3 Site investigation

Soil properties were determined by soil borings with a Landcruiser mounted Eziprobe drill rig with flight auger. The test holes were drilled on 6 March 2024.

The location of each investigation site is described in Appendix 1. Bore logs of each location were taken and these are reported in Appendix 2. Borehole locations, sampling and description of the soil profile was made, and characteristics estimated as per AS 1726.

5. Results

5.1 Soil profile

Shallow topsoil comprising low plasticity light to pale brown sandy silt to silty sand was identified up to 0.2m at borehole locations. The depth of topsoil is likely to vary across the lot. Subsoil comprised various layers of yellow silty sand to silty clayey sand over red to brown silty to sandy clay to sandy to silty clay with fine sand, heavy yellow, grey and red mottled clay from 0.8m to the drilling depth. The soil moisture was less than plastic limit to the drilling depth.

5.2 Laboratory analysis results summary

Disturbed soil samples were collected from representative layers and evaluated by determining Atterberg Limits. Laboratory results for samples evaluated are presented in full as the laboratory report in Appendix 3. The soil had a moderate liquid limit and linear shrinkage.

5.3 Soil consistency

Soil consistency at the borehole locations was generally firm to the drilling depth at borehole locations.

5.4 Aggressive soils

Soil saturated extract electrical conductivity (EC_e) was determined to be <4dS/m in the soil sample tested. Soil pH was 6.4 for the soil sample analysed (Appendix 4).

5.5 Surface wate and Groundwater

The site is subject to surface water and shallow groundwater flows. Heavy mottled clay were identified during the time of drilling from a depth of 0.8m indicating evidence of shallow seasonal groundwater flow. Groundwater levels fluctuate with climate and site conditions.

6. Recommendations

6.1 Site classification

The site classification is **Class M (Moderately reactive)** if the foundations are extended into the natural subsoil below the topsoil with adequate bearing capacity. The soil samples analysed indicate the site has an estimated design surface movement (*Ys*) of 30-35mm.

All footings for the same structure should be founded on strata of similar soil stiffness and reactivity to minimise the risk of differential movements.

Topsoil, soft soil, soil with inadequate bearing capacity or uncompacted fill are not suitable for foundations. Footings should be founded on natural soil or controlled fill in accordance with AS3798 (*Guidelines on Earthworks for Commercial and Residential Developments*).

Site classification by surface movement

Classification class	Maximum design surface movement (Ys)
S (slightly reactive)	0-20 mm
M (moderately reactive)	20-40 mm
H1 (highly reactive)	40-60 mm
H2 (highly reactive)	60-75 mm
E (extremely reactive)	>75 mm
P (abnormal site conditions)	-

The assessment and site classification are based on conditions, soil profile and soil moisture outlined in this report. Site conditions can vary due to fluctuations in seasonal factors and soil moisture. The site should be reassessed if surface or subsurface conditions differ from those described in the report. The site should be reassessed if conditions change including, but not limited to, removal of trees, cut earthworks or placement of fill.

6.2 Exposure classification

Soil saturated extract electrical conductivity (EC_e) was determined to be <4dS/m in the soil sample tested. Soil pH was 6.4 for the soil sample analysed. Exposure classification for concrete is A2 (Appendix 4).

6.3 Surface water and groundwater

Adequate surface and subsurface drainage are recommended to reduce abnormal moisture changes and maintain satisfactory footing performance. Additional information to be implemented for the design, installation and maintenance of surface and subsurface drainage is outlined in AS2870 and CSIRO documents BTF18, BTF19 and BTF22.

6.4 Foundation maintenance

Foundation maintenance needs to be maintained in accordance with CSIRO document BTF18, *Foundation Maintenance and Footing performance – A Homeowners Guide.*

7. Soil management

Soil classifications are based on the characteristic surface movement that has 5% chance of being exceeded in the life of building, which may be taken as 50 years according to AS2870.

Backfill material should be suitably compacted according to the Australian standards and time allowed for settlement.

It is important that the soil around the perimeter of the dwelling be maintained to prevent extreme moisture changes as this can lead to excessive shrinkage and swelling of the soil and footing movement.

Excessive watering of gardens around the perimeter should be avoided. Construction of sub surface drains and perimeter paths can also be useful to prevent excessive wetting and drying of the subsoil.

Drainage should be designed and constructed to avoid any possibility of water ponding against or near the dwelling.

The ground in the immediate vicinity of the dwelling should be graded to slope 50mm away from the dwelling over a distance of 1 metre from the dwelling. Any paving should also be suitably sloped. Important information about the site classification is presented in Appendix 5. Report limitations are in Appendix 6.

8. References

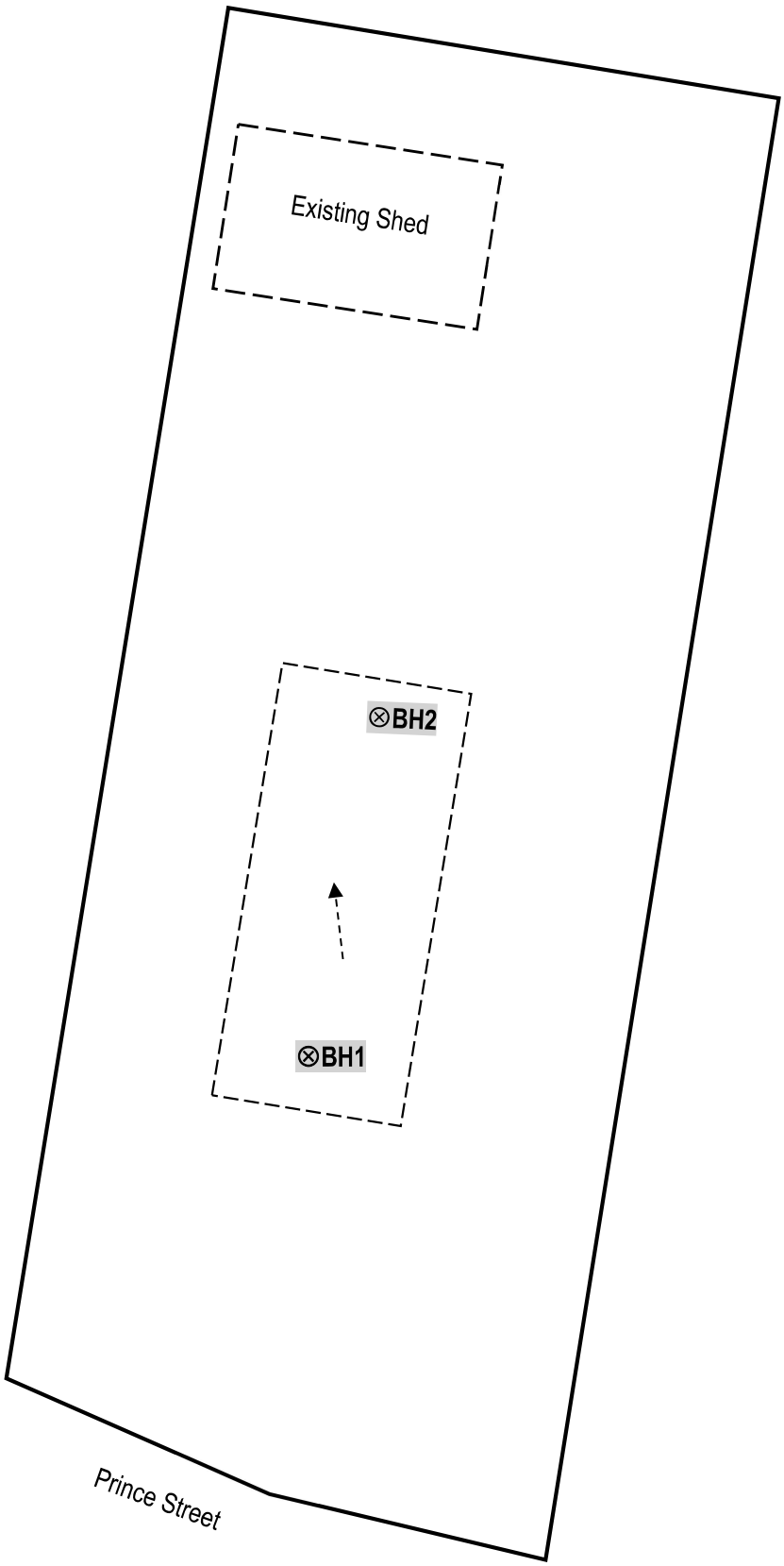
AS 1726 *Geotechnical Site Investigations*

AS 2870 *Residential Slabs and Footings - Construction* (Standards Australia: Homebush)

AS 3798 Guidelines *on Earthworks for Commercial and Residential Developments*

Meyerhof GG (1976) *Bearing Capacity and Settlement of Pile Foundations* (American Society of Civil Engineers)

Appendices



Legend

⊗ Borehole

Slope

Lot boundary

Proposed building envelope (Approximate)

Approximate Scale 1: 250

0 2.5 5 10m

Appendix 1. Aerial image and borehole locations		
80 Prince Street, Koorawatha NSW 2807		
	Envirowest Consulting Pty Ltd	
Job: R43901r	Drawn by: HT	Date: 03/04/2024

barnson
DESIGN . PLAN . MANAGE

Barnson

www.barnson.com.au

Phone: 1300 227 676

Geotechnical Log - Borehole

1

UTM	: 55H	Drill Rig	: Eziprobe Landcruiser	Job Number	: 43901
Easting (m)	: 643,268.03	Driller Supplier	: Barnson Pty Ltd	Client	: Donna Bate
Northing (m)	: 6,232,308.00	Logged By	: GM	Project	: Site Classification
Ground Elevation	: 341.07 (m)	Reviewed By	: HT	Location	: 80 Prince Street, Koorawatha NSW, Australia
Total Depth	: 2.5 m BGL	Date	: 06/03/2024	Loc Comment	:

DCP graph	Depth (m)	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Consistency/Density	Samples: Disturbed sample	Remark
		Topsoil		SM	Topsoil Sandy SILT (SM) : firm, low plasticity, light brown, fine grained sand, w < pl.	w < PL	F		
	0.2	Natural		SM	Natural Silty SAND (SM) : medium dense, yellow, fine grained, dry.	D	MD		
	0.7	Natural		Cl	Natural Silty to sandy CLAY (Cl) : firm to stiff, medium plasticity, pale red, fine grained sand, inorganic, w < pl.	w < PL	F-St	D	
	1								
	1.6	Natural		Cl	Natural Silty to sandy CLAY (Cl) : firm, medium plasticity, brown, fine grained sand, inorganic, w < pl, heavy grey red and yellow mottles .		F	D	
	2								
	2.1	Natural		Cl	Natural Sandy to silty CLAY (Cl) : firm, medium plasticity, reddish brown, fine grained sand, inorganic, w < pl, with mottles.			D	
					1 Terminated at 2.5m				

barnson
DESIGN . PLAN . MANAGE

Barnson

www.barnson.com.au

Phone: 1300 227 676

Geotechnical Log - Borehole

2

UTM	: 55H	Drill Rig	: Eziprobe Landcruiser	Job Number	: 43901
Easting (m)	: 643,254.33	Driller Supplier	: Envirowest Consulting	Client	: Donna Bate
Northing (m)	: 6,232,308.07	Logged By	: GM	Project	: Site Classification
Ground Elevation	: 340.87 (m)	Reviewed By	: HT	Location	: 80 Prince Street, Koorawatha NSW, Australia
Total Depth	: 2.5 m BGL	Date	: 06/03/2024	Loc Comment	:

DCP graph	Depth (m)	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Consistency/Density	Samples	Remark
		Topsoil		SM	Topsoil Silty SAND (SM) : medium dense, pale brown, fine grained, dry.	D	MD		
	0.2	Natural		SC	Natural Silty to clayey SAND (SC) : medium dense, medium plasticity clay, pale yellow, fine grained, dry.				
	0.9	Natural		CI	Natural Silty to sandy CLAY (CI) : firm, medium plasticity, brownish red, fine grained sand, inorganic, w < pl, heavy grey and red mottles .	w < PL	F		
	1								
	1.8	Natural		CI	Natural Silty to sandy CLAY (CI) : firm to stiff, medium plasticity, brownish yellow, fine to medium grained sand, inorganic, w < pl, heavy grey ,red and white mottled clays .		F-St		
	2								
					2 Terminated at 2.5m				

Material Test Report

Report Number: **43901-1**
Issue Number: 1
Date Issued: 02/04/2024
Client: Donna Bate

Project Number: 43901
Project Name:
Project Location: 80 Prince Street, Koorawatha
Work Request: 1420
Date Sampled: 06/03/2024
Dates Tested: 14/03/2024 - 22/03/2024
Sampling Method: AS 1289.1.2.1 6.5.3 - Power auger drilling
Preparation Method: AS 1289.1.1 - Sampling and Preparation of Soils
Location: 80 Prince Street, Koorawatha

Envirowest Consulting Pty Ltd
Envirowest Testing Services
9 Cameron Place Orange NSW 2800
Phone: (02) 6361 4954
Email: admin@envirowest.net.au

Accredited for compliance with ISO/IEC 17025 - Testing

NATA WORLD RECOGNISED ACCREDITATION

Approved Signatory: Ethan Lewin
Laboratory Manager
NATA Accredited Laboratory Number: 15372

Sample Details					
Sample Number	O24-1420A	O24-1420B	O24-1420C		
Date Sampled	06/03/2024	06/03/2024	06/03/2024		
Sample Location	BH1	BH1	BH1		
Sample Depth	900mm	1700mm	2300mm		
Material	Silty sandy clay, Pale red	Silty sandy clay, Yellow brown	Sandy silty clay, Red brown		
Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)				**Min**	**Max**
Sample History	Oven Dried	Oven Dried	Oven Dried		
Preparation Method	Dry Sieve	Dry Sieve	Dry Sieve		
Liquid Limit (%)	26	40	44		
Plastic Limit (%)	**	**	**		
Plasticity Index (%)	**	**	**		
Linear Shrinkage (AS 1289 3.4.1)				**Min**	**Max**
Sample History	Oven Dried	Oven Dried	Oven Dried		
Preparation Method	Dry Sieve	Dry Sieve	Dry Sieve		
Moisture Condition Determined By	AS 1289.3.1.2	AS 1289.3.1.2	AS 1289.3.1.2		
Linear Shrinkage (%)	6.5	11.5	12.5		
Cracking Crumbling Curling	Curling	Curling	Curling		

Appendix 4. EC and pH results

Laboratory Report

Client:	Donna Bate 80 Prince Street Koorawatha NSW 2807
Site:	80 Prince Street Koorawatha NSW 2807
Report Number:	R43901r
Tests Completed:	15/03/2024

Test	Units	Borehole and depth (mm)
		1 (600)
Field Texture	**Texture Class**	Clayey Sand
pH		6.4
Electrical conductivity	**dS/m**	0.01
Saturated extract electrical conductivity (ECe)	**dS/m**	0.08

Tested by: Harish Kumar Thangarasu 15/03/2024

Reference Methods:

Field texture: McDonald RC, Isbell RF, Speight JG, Walker, Hopkins MS (1990) Australian Soil and Land Survey Field Handbook pp.115-124 (Inkata Press: Melbourne)

pH: AS1289.4.3.1-1997 Method of testing soil for engineering purposes – Soil Chemical Tests- Determination of the pH value of a soil – Electrometric method

Salinity: Rayment GE and Higginson FR (1992) Australian Laboratory Handbook of Soil and Water Chemical Methods (Method 3A1, pp.15-16) (Inkata Press Melbourne) Electrical conductivity of saturated extract is based on conversions of EC (1:5) and soil texture class, to give a more accurate assessment of soil salinity hazard (Salavich PG and Peterson GH (1993) Estimating the electrical conductivity of soil paste extracts from 1:5 soil water suspensions and texture. Australian Journal of Soil Research 31, 3-81)

Appendix 4. Aggressive soils, extract from Australian Standards, *AS 2870.*

Exposure classification for concrete in saline soils

Saturated extract electrical conductivity (EC_e), *dS/m*	Exposure classification
<4	A1
4-8	A2
8-16	B1
>16	B2

Notes:

1. Guidance on concrete in saline soils can be found in CCAA T56
2. Exposure classifications are from AS 3600
3. The currently accepted method of determining the salinity level of the soil is by measuring the extract electrical conductivity (*EC*) of a soil and water mixture in deciSiemens per metre (dS/m) and using conversion factors that allow for the soil texture, to determine the saturated extract electrical conductivity (EC_e)
4. The division between a non-saline and saline soil is generally regarded as an EC_e value of 4dS/m, therefore no increase in the minimum concrete strength is required below this value

Exposure classification for concrete in sulfate soils

Exposure conditions			Exposure classification	
Sulfates (expressed as SO_4)*		pH	Soil conditions A**	Soil conditions B†
In soil (ppm)	In groundwater (ppm)			
<5,000	<1,000	>5.5	A2	A1
5,000-10,000	1,000-3,000	4.5-5.5	B1	A2
10,000-20,000	3,000-10,000	4-4.5	B2	B1
>20,000	>10,000	<4	C2	B2

* Approximately 100ppm SO_4 = 80ppm SO_3

** Soil conditions A – high permeability soils (e.g. sands and gravels) that are in groundwater

† Soil conditions B – low permeability soils (e.g. silts and clays) or all soils above groundwater

Minimum design characteristic strength (f_c') and curing requirements for concrete

Exposure classification	Minimum f_c' MPa	Minimum initial curing requirement
A1	20	Cure continuously for at least 3 days
A2	25	
B1	32	Cure continuously for at least 7 days
B2	40	
C1	≥50	
C2	≥50	

Minimum reinforcement cover for concrete

Exposure classification	Minimum cover in saline soils * mm	Minimum cover in sulfate soils ** (mm)
A1	See Clause 5.3.2	40
A2	45	50
B1	50	60
B2	55	65
C1	†	70
C2	†	85

* Where a damp-proofing membrane is installed, the minimum reinforcement cover in saline soils may be reduced to 30mm.

** Where a damp-proofing membrane is installed, the minimum reinforcement cover in sulfate soils may be reduced by 10mm.

† Saline soils have a maximum exposure classification of B2 as per Table 5.1.

Appendix 5. Important information about the site classification report

Background
The intention of the Australian Standard 2870-2011, Residential slabs and footings is to provide guidance in the design of slabs and footings of residential buildings on commonly encountered foundations. This involves (1) site classification, (2) structural design and construction and (3) site maintenance after construction. The classification assessment in this report is the first step in providing a footing system for a residence, which will have a low risk of inadequate performance (Appendix B AS2870-2011). Even significant cracking to widths of over 3 mm usually presents only aesthetic rather than structural problems. Some minor problems should be expected during settlement or in periods of drought.

Classification
AS2870 establishes a classification system whereby reactive sites (unaffected by filling) are designated slightly, moderately, highly, or extremely reactive based on the range of ground surface movements anticipated and which are likely to have a less than 5% chance of being exceeded in the design life of the structure. Where the foundation conditions at a site need to consider aspects in addition to, or other than soil reactivity, the site is classified P.

It is neither possible nor economical to design for the extreme conditions that could occur in the foundation if a site is not properly maintained. The recommended foundation maintenance is described below. Some minor cracking and movement will occur in a significant proportion of houses, especially on reactive clays.

The method of subsurface investigation has been described in the attached report and it usually involves one or more boreholes or test pits in each lot. It may also involve the inspection of exposures in road cuttings and trenches. In making the assessment there is a risk that variations which may occur between tests or exposure locations may not be detected. The number of test pit locations undertaken is a professional estimate to provide a description of the general soil profile at the site. No subsurface investigation, no matter how comprehensive, can reveal all details and anomalies. Small local variations such as deep topsoil, fill associated with local grubbing of tree stumps, and previous trenches or pits may be undetected. If subsoil conditions encountered during the footing excavation are different from those described in the report, reclassification may be necessary. The site should be reassessed and may require revision of the classification and footing design.

Most sites are not level and often require cutting and filling to provide a level platform for construction. AS2870-2011 specifies the classification should be revised if (a) the depth of the cut exceeds 0.5m, or (b) the depth of compacted fill exceeds 0.4 m for clay or 0.8m for sand.

Foundation maintenance
All soils are affected by water. Silts are weakened by water and some sands can settle if heavily watered, but most problems arise on clay foundations. Clays swell and shrink due to changes in moisture. Sands, silts and clays should be protected from becoming extremely wet. Sites classified as M, H or E shall be maintained at essentially stable moisture conditions and extremes of wetting and drying prevented. This requires attention to the following:

(a) Drainage of the site. The site shall be graded and drained so that water cannot pond against or near the house. The ground immediately adjacent to the house shall be graded to a uniform fall of 50mm minimum away from the house over the first metre. The sub floor space for houses with suspended floors shall be graded or drained to prevent ponding, where this may affect the performance of the footing system. The site drainage requirement shall be maintained for the economic life of the building.
(b) Limitation on gardens. The development shall not interfere with the drainage requirements or the sub floor ventilation and weep hole drainage systems. Garden beds adjacent to the house should be avoided. Care should be taken to avoid over watering of gardens close to the house footings.
c) Restrictions on trees and shrubs. Planting of trees and shrubs should be avoided near the foundations of a house on reactive sites as they can cause damage, even at substantial distances, due to the drying of the clay. To reduce, but not eliminate the possibility of damage, trees should be restricted to a distance of 1 times the mature tree height for Class H and M, and 1.5 times mature tree height for Class E. Where groups of trees are involved, distances should be increased. Removal of trees from the site can also cause similar problems.
(d) Repair of leaks. Leaks in plumbing, including storm water and sewage should be repaired promptly.

A more extensive discussion of foundation maintenance is contained in CSIRO pamphlet BTF18 “Guide to Home Owners on Foundation Maintenance and Footing performance”.

Class P sites
The presence of fill, compressible soils at depth or slope may influence footing performance and these need to be considered in foundation design.

Appendix 6. Limitations of the investigation

The engineering logs describe subsurface conditions only at a specific borehole location and inferred boundaries between geotechnical units may vary.

Ground conditions can vary over relatively short distances and it may be necessary to carry out additional investigations for specific excavation and building sites. Once specific proposals are known a geotechnical review should be undertaken and if necessary additional investigations commissioned to provide the level of information required for assessing design parameters. Sub-surface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided as borehole log and test results and perform any additional tests as necessary for their own purposes. A geotechnical engineer should be engaged to review subsurface condition during construction stages to confirm that subsurface conditions are consistent with design assumptions.

This report has been prepared for the use of the client with the express intent of providing sufficient information as described in objectives for design purposes, client requirements and cost constraints. The level of confidence of the conclusion reached is governed by the scope of the investigation and the availability and quality of existing data. Where limitations or uncertainties are known, they are identified in the report. No liability can be accepted for failure to identify conditions or issues which arise in the future, and which could not reasonably have been predicted using the scope of the investigation and the information obtained.

The investigation identifies the actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists who then render an opinion about overall subsurface conditions, the nature and extent of the investigation and its likely impact on the proposed development. Actual conditions may differ from those inferred to exist, because no professional, no matter how well qualified, and no sub surface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock, or time. The actual interface between materials may be far more gradual or abrupt than a report indicates.

There are always some variations in subsurface conditions across a site that cannot be defined even by exhaustive investigation. Hence it is unlikely that the measurements and values obtained from sampling and testing during the investigation will represent the extremes of conditions which exist within the site. Actual conditions in areas not sampled may differ from predictions. It is thus important to understand the limitations of the investigation and recognise that Envirowest Consulting Pty Ltd are not responsible for these limitations.

Appendix 7. Soil Descriptions and Abbreviations

These notes summarize abbreviations commonly used in borelogs and test pit reports.

Classification code

GW well graded gravels, gravel sand, no fines
GP poorly graded gravels
GM silty gravel, poorly graded gravel silt sand
GC clayey gravels, poorly graded gravel sand clay
SW well graded sands, gravely sands, no fines
SP poorly graded sands, gravely sands, no fines
SM silty sands, poorly graded sand clay
SC clayey sands, poorly graded sand clay
CL inorganic clays, low plasticity, gravely clay, sandy clay, silty clay, lean clay
CI inorganic clays, medium plasticity, gravely clay, sandy clay, silty clay, lean clay
OL organic silt, organic silty clay, low plasticity
ML inorganic silts, fine sandy or silty soils with low plasticity
MH inorganic silts, fine sandy or silty soils with medium plasticity
CH inorganic clay, high plasticity, fat clays
OH organic clay medium to high plasticity
Pt peat, or other highly organic soils

Samples

U undisturbed
D disturbed
W water sample
B bulk
E environmental sample
VOC volatile organic compounds

Moisture

D Dry
M Moist, can be moulded
W Wet, free water on hands
PL plastic limit
LL liquid limit

Consistency (approx. shear strength in kPa)

Hand penetrometer or description:

VS very soft, exudes between fingers when squeezed (<25)
S soft, moulded by light finger pressure (25-50)
F firm, moulded slightly by fingers (50-100)
St stiff, cannot be moulded by fingers, indented by thumb (100-200)
VSt very stiff, indented with difficulty by thumb (200-300)
H Hard (>300)

Density

NP non plastic
T trace
VL very low
L low
M medium
H high
VH very high

Plasticity

VL very loose
L loose
M medium
D dense
VD very dense

Degree of weathering

EW Extremely weathered
HW Highly weathered
MW Moderately weathered
SW Slightly weathered
Fs Fresh Stained
Fr Fresh

Origin

An interpretation is provided based on observations of landform, geology, and fabric, and many further include assignment of stratigraphic unit. Typical origin descriptions include

Residual Formed directly from in situ weathering with no visible structure or fabric of the parent rock or soil
Alluvial Deposited by streams and rivers (may be applied more generically as transported by water)
Topsoil Surficial soil, typically with higher levels of organic material. Topsoils buried by other transported soils are termed 'remnant topsoil'
Fill Any material which has been placed by anthropogenic process

Testing

PID Photoionization detectors
SPT Standard penetrometer test
CPT Cone penetrometer test
PP Pocket penetrometer
UCS Unconfined compressive strength
PSP Perth Sand Penetrometer
ASS Acid sulphate soils test
ECE Electrical conductivity of the saturated extract
CBR California bearing ratio
DPSH Dynamic probing super heavy

DCP Dynamic Cone Penetrometer Testing

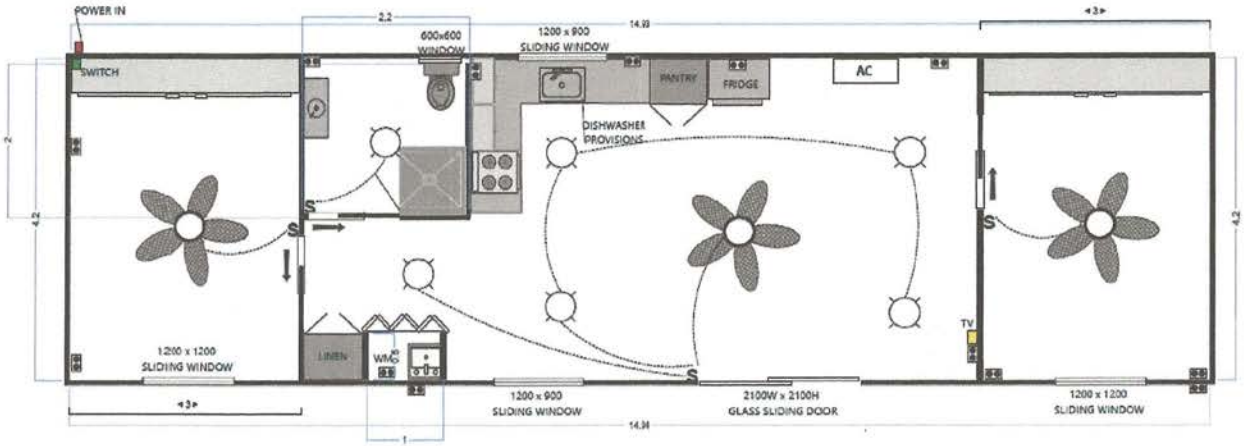
The dynamic cone penetrometer test comprises the measurement of the soil resistance to a steel rod driven into the ground by a dropped weight. The DCP test is a simple manual test used in both sandy and clayey soils. The test is a measure of the shear strength of the soil at relatively shallow depth. The equipment uses a 9kg sliding weight with a drop height of 510mm. It is fitted with a conical tip. The equipment can be adjusted for a fall of 600mm and use of a blunt tip in accordance with AS1289.6.3.3.

Others

RQD Rock quality designation
TCR Temperature coefficient of resistance
PVC Polyvinyl chloride
UPVC Unplasticized polyvinyl chloride
TC Tungsten carbide
SFA Sectional flight auger

AJC PORTABLES	Job No:	9513	Customer Signature - Plan Approval
	Customer:	Rodney Bate - 15m x 4.2m	

External Cladding	Windows / Flashing	Kitchen Colours	
PREMIUM	TBA	Cupboards	TBA
		Benchtop	TBA



NOTES:

- 800mm Custom Made Pantry Cupboard
- 800mm Custom Made Linen Cupboard
- 1000mm Custom Made Laundry Cupboard
- 800mm Fridge Housing w/ Upper Cupboard
- Built in Oven / Cooktop
- Range Hood
1 x TV Aerial Connection Point
1 x External GPO
- Dishwasher Provisions
2 x 600mm Upper Kitchen Cupboards
3 x Ceiling Fans w/Lights
2 x 3000mm Custom Built Wardrobes to Ceiling Height w/ Sliding Doors (not mirror)

NOTES:

- INSULATED PANELS BY 'THERMAL INSTALLATIONS' 50mm THICK THERMLOCK EPS PANELS FIXED TO MANUFACTURERS SPECIFICATION
- PROVIDE LINTELS TO ALL OPENINGS TO MANUFACTURERS DETAILS AND SPECIFICATIONS
- BUILDING RATED FOR WIND LOADS TO AS1170.2 REGION A4 CAT 2 NO TERRAIN CATEGORY MULTIPLIERS ALLOWED FOR IN THIS WIND LOAD DESIGN
- ROOF OF THIS BUILDING HAS BEEN DESIGNED AS A NON TRAFFICABLE ROOF WITH A LIVE LOAD OF 0.25kPa TO AS1170.1 (NOT TO BE USED WITH SOLAR PANELS)
- CONTRACTOR TO ENSURE ADEQUATE BRACING SUPPLIED FOR TRANSPORTATION
- FOR ASSEMBLY DETAIL SEE SEPARATE DETAILS SHEET
- DIMENSIONS AND SET OUT ARE A GUIDELINE ONLY. CONFIRM BEFORE ANY FABRICATION OF BUILDING

NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100 (STEEL STRUCTURES CODE), AS4600 (COLD FORMED STEEL STRUCTURES CODE) AND AS1554.1 (WELDING OF STEEL STRUCTURES)
- UNLESS SHOWN OTHERWISE, ALL STEEL SHALL BE IN ACCORDANCE WITH AS/NZS 3679.1 GRADE 300PLUS AND GRADE 350 FOR ALL STEEL SECTIONS
- ALL STUD FRAMING SHALL BE TEK SCREWED OR MIG WELDING TO SUIT
- THE CONTRACTOR SHALL PROVIDE ALL CLEATS AND DRILL ALL HOLES AS NECESSARY FOR FIXING STEEL, TIMBER AND OTHER ELEMENTS TO STEEL WHETHER OR NOT DETAILED IN THE DRAWINGS
- STEELWORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD SPECIFICATIONS FOLLOWING SITE WELDING WIRE BRUSH AND PAINT WITH ZINC RICH PRIMER AND AN APPROVED FINISH COAT
- WEATHER PROTECTION FOR STEEL STRUCTURE TO COMPLY WITH CURRENT AND RELEVANT AUSTRALIAN STANDARDS

NOTES:

- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES
- DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS
- AT SETOUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE
- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOAD:
  - FLOORS: 1.5 kPa
  - BALCONIES/DECKS: 2.0kPa
- ALL CONCRETE WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600
- CONCRETE STRENGTH: 20mPa - PIERS
- CONCRETE TO HAVE A MAX SLUMP OF 80mm AND MAX. 20mm AGGREGATE
- DRAINAGE OF SITE TO BE MAINTAINED THROUGHOUT CONSTRUCTION

NOTES:

- ANY REVISIONS OR EXTRA DRAWINGS REQUESTED FOLLOWING THE ORIGINAL ISSUE OF DRAWINGS WILL INCUR ADDITIONAL FEES.
- ALL FOOTINGS AND SITE WORK SHOWN ON THESE DRAWINGS SHALL BE CERTIFIED FOLLOWING INSPECTIONS BY ALLSTRUCTURAL. WORK CARRIED OUT BY OTHERS AND NOT CERTIFIED BY THIS COMPANY SHALL NOT BE THE RESPONSIBILITY OF THIS COMPANY FOR COMPLIANCE, APPROVALS OR INDEMNITY.
- THE DESIGN & DRAWINGS REFERRED TO HERE HAVE BEEN PREPARED WITHOUT CONSIDERATION OF THE WHS QLD CODE OF PRACTICE 2013, FLOOD AND BAL REQUIREMENTS OF EACH INDIVIDUAL SITES.

DESIGNED: ARASH AKHYANI
CIVIL AND STRUCTURAL ENG.
FIEAust CPEng NER

AllStructural Consulting
web: www.allstructural.com.au
email: info@allstructural.com.au

DETAILS	AMENDMENT
JOB NO.	ED-24097-AJC-9513

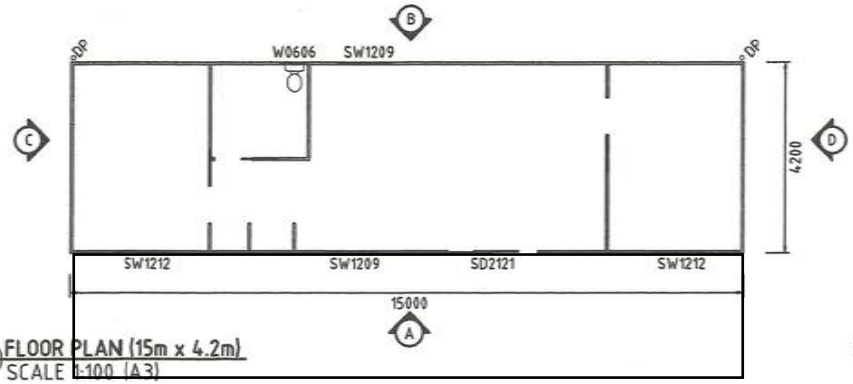
CLIENT: Rodney & Donna Bate

PROJECT: TRANSPORTABLE CABIN
80 Prince St Koorawatha
NSW 2807

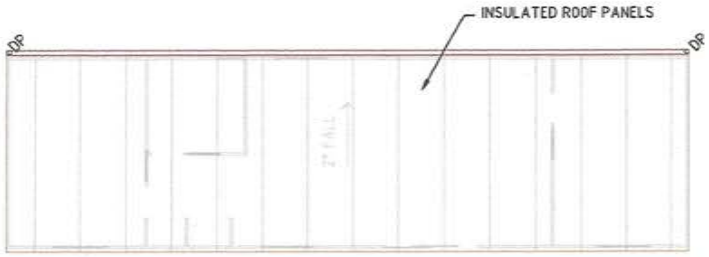
DRAWING:

SCALE	DATE
AS SHOWN	NOVEMBER 2023
DRAWN/DESIGNED: H.L	CHECKED: A.A

DRAWING NUMBER: 1/7



FLOOR PLAN (15m x 4.2m)
SCALE 1:100 (A3)



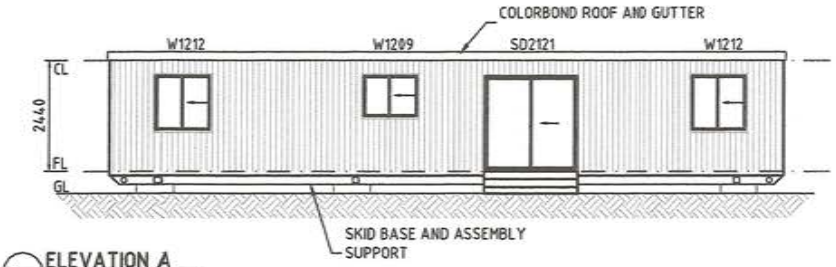
ROOF PLAN
SCALE 1:100 (A3)

WINDOW AND DOOR SCHEDULE

W0606 - 600D x 600W ALUMINUM FRAMED WINDOW
SW1209 - 900D x 1200W ALUMINUM FRAMED SLIDING WINDOW
SW1212 - 1200D x 1200W ALUMINUM FRAMED SLIDING WINDOW
SD2121 - 2100 D x 1200 W ALUMINUM FRAMED SLIDING DOOR

LEGEND:

DP - DOWNPIPE
NCC - NATIONAL CONSTRUCTION CODE



ELEVATION A
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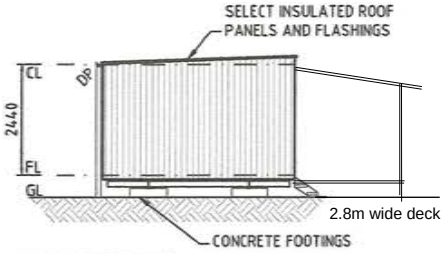
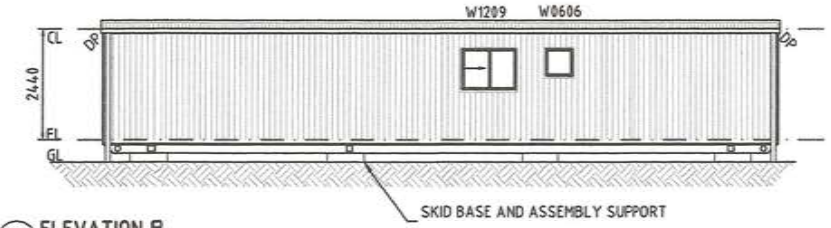
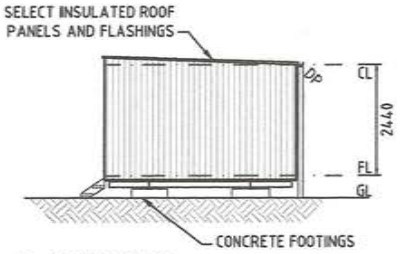


ELEVATION C
SCALE 1:100 (A3)



ELEVATION B
SCALE 1:100 (A3)



ELEVATION C
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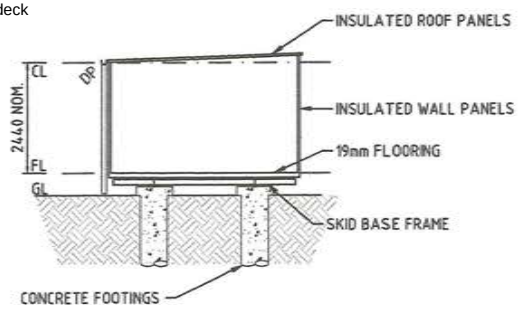

TYPICAL CROSS SECTION
SCALE 1:100 (A3)

DESIGNED: ARASH AKHYANI
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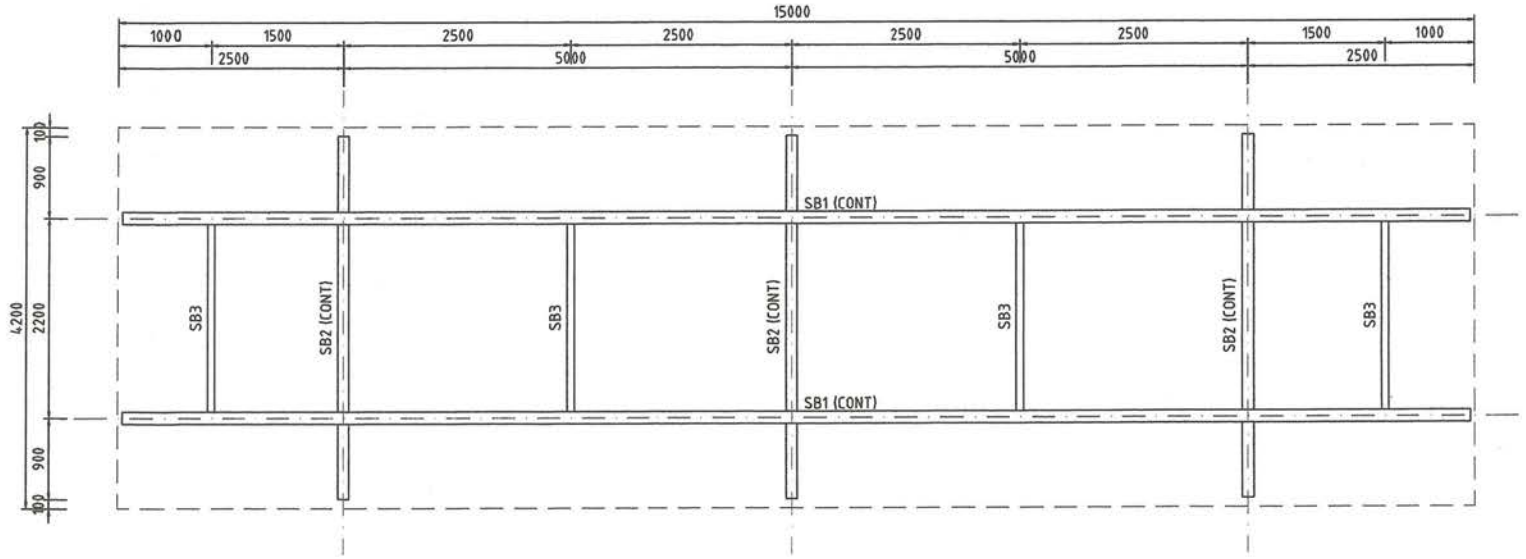
email: info@allstructural.com.au

DETAILS	AMENDMENT
JOB NO.	ED-24097-AJC-9513

CLIENT: Rodney & Donna Bate

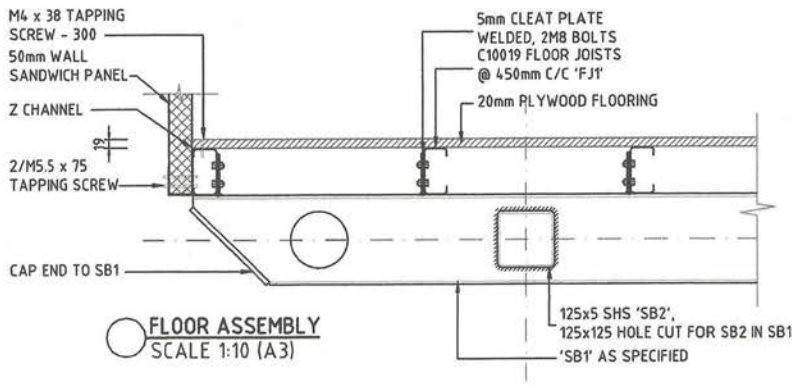
PROJECT: TRANSPORTABLE CABIN
80 Prince St Koorawatha
NSW 2807

DRAWING: PLANS & ELEVATIONS
SCALE: AS SHOWN
DATE: NOVEMBER 2023
DRAWN/DESIGNED: HL
CHECKED: A.A
DRAWING NUMBER: 7 / 7



SKID BASE ASSEMBLY
SCALE 1:50 (A3)

STEEL MEMBERS KEY		
MARK	SIZE	DETAILS
SB1	200UB29	UNIVERSAL BEAM
SB2	125x5 SHS	SQUARE HOLLOW SECTION
SB3	81x4 CHS	CIRCULAR HOLLOW SECTION
SB4	10019 Z	BASE Z CHANNEL
SB5	100x5 SHS	SQUARE HOLLOW SECTION SLEEVED
SB6	125x75x5 RHS	RECTANGLE HOLLOW SECTION
FJ1	C10019	FLOOR JOISTS @ 450mm C/C



FLOOR ASSEMBLY
SCALE 1:10 (A3)

DESIGNED: ARASH AKHYANI
CIVIL AND STRUCTURAL ENG.
FIEAust CPEng NER

AllStructural Consulting
web: www.allstructural.com.au
email: info@allstructural.com.au

DETAILS	AMENDMENT
JOB NO.	ED-24097-AJC-9513

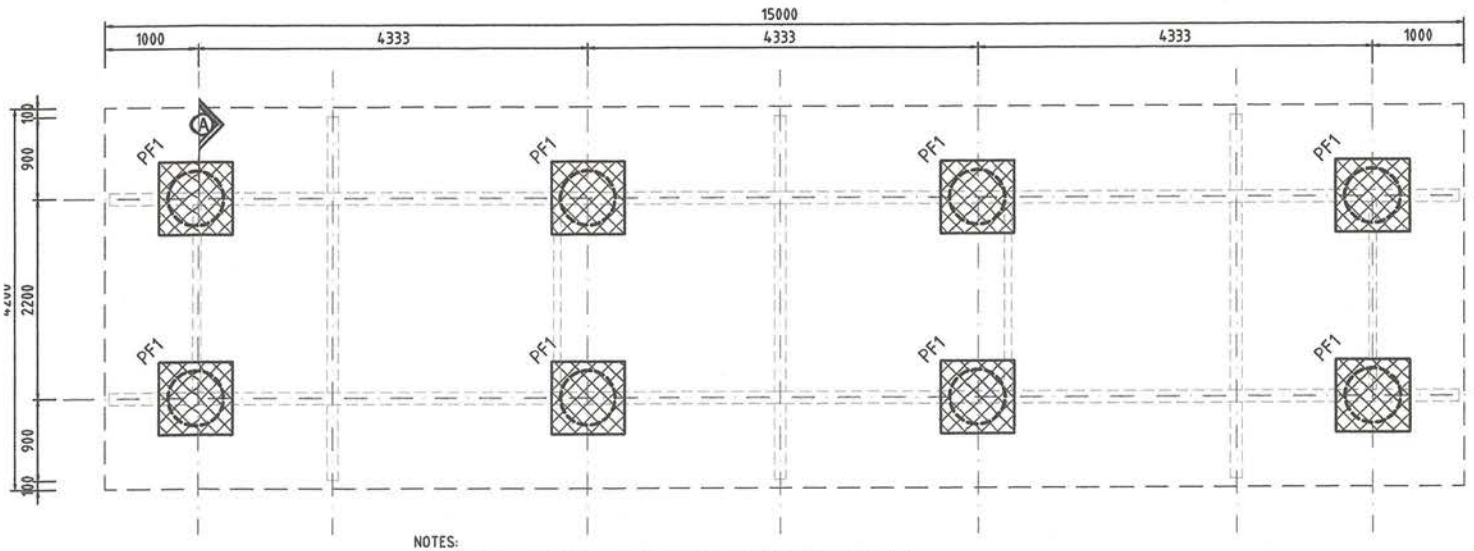
CLIENT: Rodney & Donna Bate

PROJECT: TRANSPORTABLE CABIN
80 Prince St Koorawatha
NSW 2807

DRAWING: BEAM AND COLUMN PLAN
SCALE: AS SHOWN
DATE: NOVEMBER 2023
DRAWN/DESIGNED: H.L
CHECKED: A.A
DRAWING NUMBER: 3 / 7

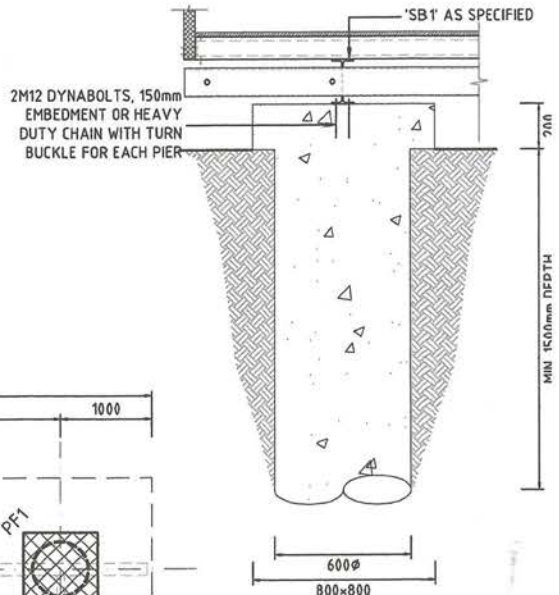
FOOTING SCHEDULE			
MARK	SIZE (mm)	BARS	DETAILS
PF1	600ø PIER & 800x800x200 CAP	-	PAD FOOTING

NOTE:
- THIS BUILDING IS NOT TO BE INSTALLED IN AN AREA SUBJECT TO SNOW LOAD, UNLESS IT IS FULLY PROTECTED FROM SNOWFALL BY AN EXTERNAL STRUCTURE
- THE BUILDING IS NOT DESIGNED TO WITHSTAND FLOOD LOAD



FOOTING PLAN
SCALE 1:50 (A3)

NOTES:
- PIERED FOOTINGS SHOWN ARE SUITABLE ONLY FOR SOILS CLASS A, S & M TO AS2870
- SOILS ON BUILDING SITES OUTSIDE THIS CLASSIFICATION REQUIRE SPECIFIC ENGINEERING DESIGN



DETAIL 'A'
SCALE 1:20 (A3)

DESIGNED: ARASH AKHYANI
CIVIL AND STRUCTURAL ENG.
FIEAust CPEng NER

AllStructural Consulting
web: www.allstructural.com.au
email: info@allstructural.com.au

DETAILS	AMENDMENT
JOB NO.	ED-24097-AJC-9513

CLIENT: Rodney & Donna Bate

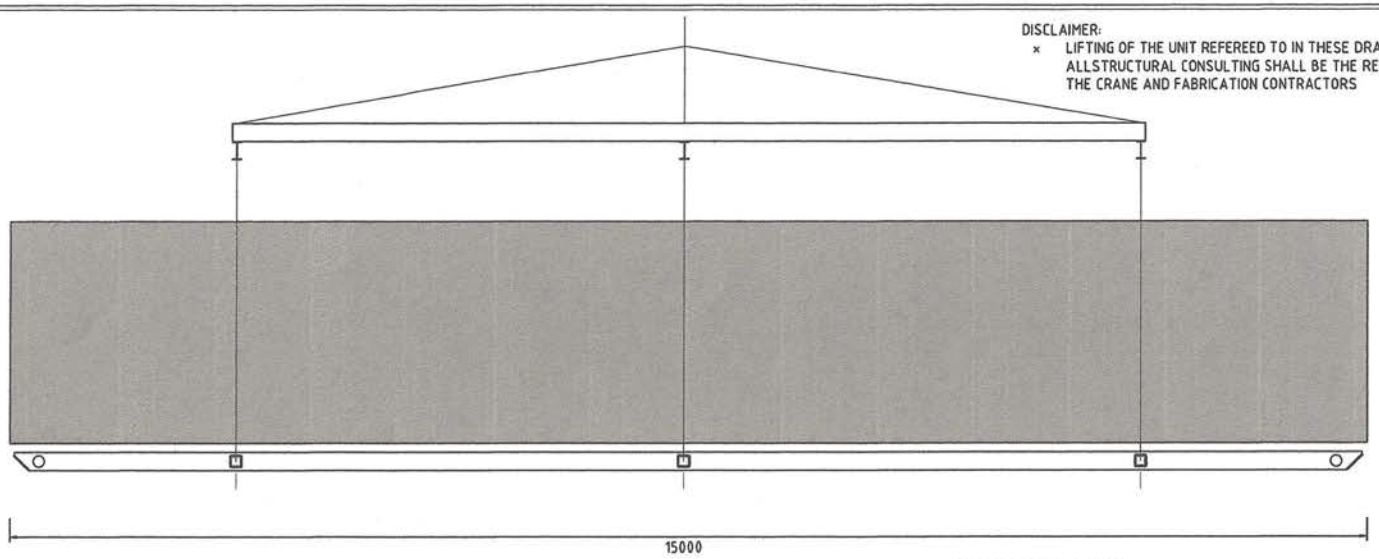
PROJECT: TRANSPORTABLE CABIN
80 Prince St Koorawatha
NSW 2807

DRAWING: FOOTING PLAN

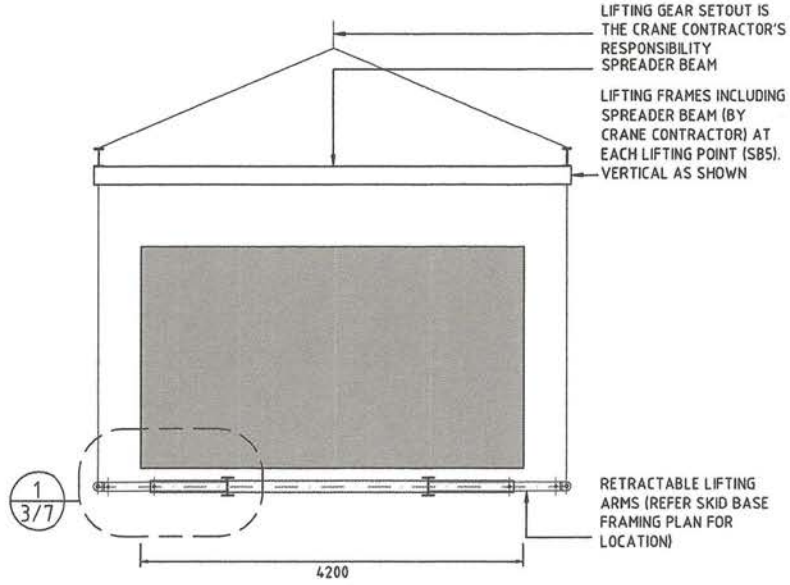
SCALE	DATE
AS SHOWN	NOVEMBER 2023
DRAWN/DESIGNED: H.L	CHECKED: A.A

DRAWING NUMBER: 2 / 7

DISCLAIMER:
- LIFTING OF THE UNIT REFEREED TO IN THESE DRAWINGS BY ALLSTRUCTURAL CONSULTING SHALL BE THE RESPONSIBILITY OF THE CRANE AND FABRICATION CONTRACTORS



SIDE ELEVATION LIFTING PLAN
SCALE 1:50 (A3)



END ELEVATION LIFTING PLAN
SCALE 1:50 (A3)

DESIGNED: ARASH AKHYANI
CIVIL AND STRUCTURAL ENG.
FIEAust CPEng NER

AllStructural Consulting

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DETAILS	AMENDMENT
JOB NO.	ED-24097-AJC-9513

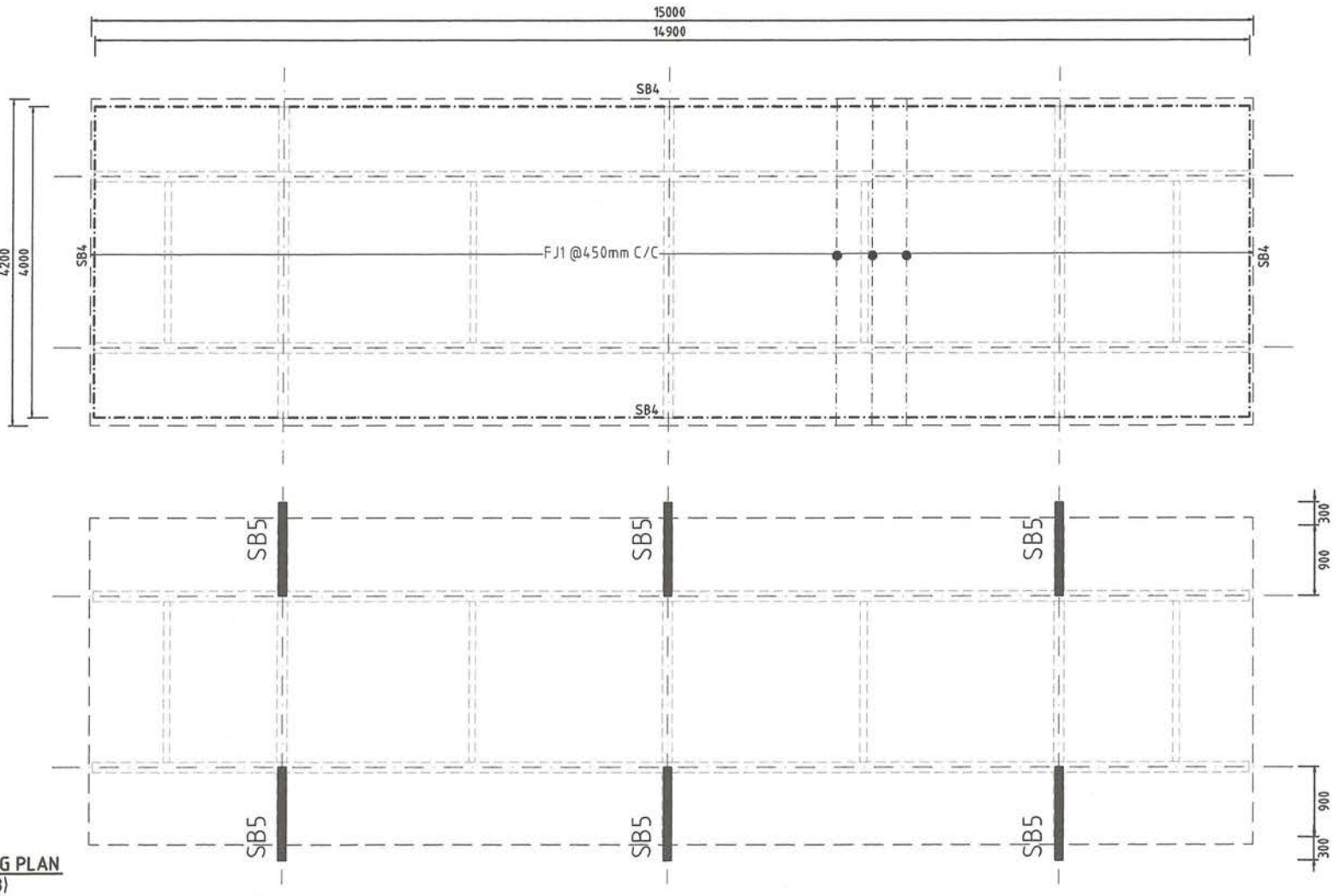
CLIENT: Rodney & Donna Bate

PROJECT: TRANSPORTABLE CABIN
80 Prince St Koorawatha
NSW 2807

DRAWING: LIFTING PLAN & DETAILS

SCALE	DATE
AS SHOWN	NOVEMBER 2023
DRAWN/DESIGNED: H.L	CHECKED: A.A

DRAWING NUMBER: 6 / 7



FLOOR FRAMING PLAN
SCALE 1:50 (A3)

DESIGNED: ARASH AKHYANI
CIVIL AND STRUCTURAL ENG.
FIEAust CPEng NER

AllStructural Consulting

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email: info@allstructural.com.au

DETAILS	AMENDMENT
JOB NO.	ED-24097-AJC-9513

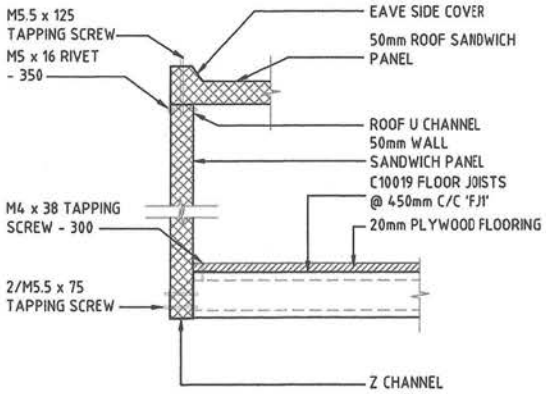
CLIENT: Rodney & Donna Bate

PROJECT: TRANSPORTABLE CABIN
80 Prince St Koorawatha
NSW 2807

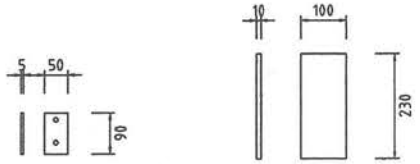
DRAWING: FLOOR FRAMING PLAN

SCALE	DATE
AS SHOWN	NOVEMBER 2023
DRAWN/DESIGNED	CHECKED
H.L	A.A

DRAWING NUMBER: 4 / 7

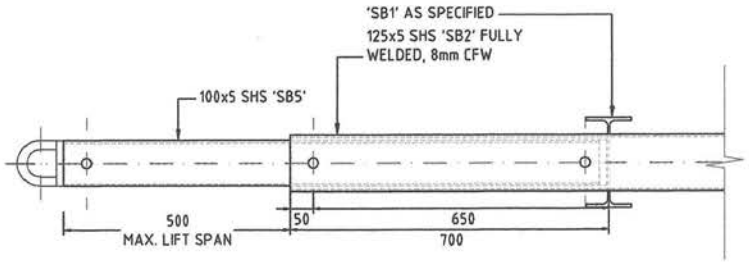


LONG WALL PANEL DETAILS
SCALE 1:10 (A3)

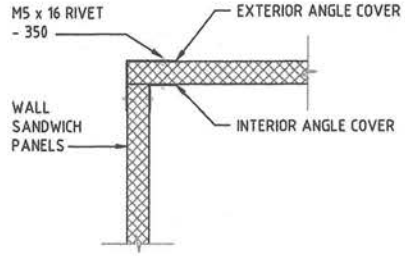


CLEAT PLATE
SCALE 1:10 (A3)

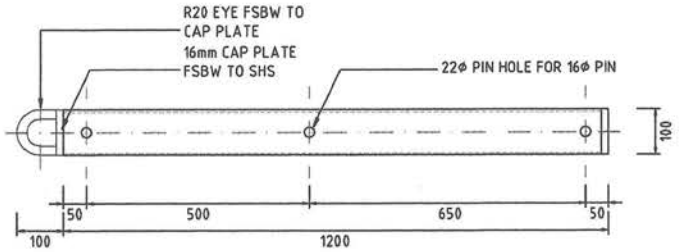
CAP END TO SB1
SCALE 1:10 (A3)



DETAIL '1'
SCALE 1:10 (A3)



WALL CONNECTION DETAIL PLAN VIEW
SCALE 1:10 (A3)



LIFTING ARM DETAIL
SCALE 1:10 (A3)

DESIGNED: ARASH AKHYANI
CIVIL AND STRUCTURAL ENG.
FIEAust CPEng NER

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email: info@allstructural.com.au

DETAILS	AMENDMENT
JOB NO.	ED-24097-AJC-9513

CLIENT: Rodney & Donna Bate

PROJECT: TRANSPORTABLE CABIN
80 Prince St Koorawatha
NSW 2807

DRAWING: TYPICAL DETAILS
SCALE: AS SHOWN
DATE: NOVEMBER 2023
DRAWN/DESIGNED: H.L
CHECKED: A.A
DRAWING NUMBER: 5 / 7

APPENDIX # 6

BIODIVERSITY BMAT REPORT

Department of Planning and Environment

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under the Biodiversity Conservation Regulation 2017 (Cl. 7.2 & 7.3).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report

Date of Report Generation		10/06/2024 10:06 AM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	**Does the development Footprint intersect with BV mapping?**	no
1.2	Was ALL BV Mapping within the development footprinted added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	**Date of expiry of dark purple 90 day mapping**	N/A
1.4	**Is the Biodiversity Values Map threshold exceeded?**	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	**Size of the development or clearing footprint**	221.2 sqm
2.2	**Native Vegetation Area Clearing Estimate (NVACE)** (within development/clearing footprint)	58.2 sqm
2.3	**Method for determining Minimum Lot Size**	LEP
2.4	**Minimum Lot Size** (10,000sqm = 1ha)	2,000 sqm
2.5	**Area Clearing Threshold** (10,000sqm = 1ha)	2,500 sqm
2.6	**Does the estimate exceed the Area Clearing Threshold?** (NVACE results are an estimate and can be reviewed using the Guidance)	no

REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)	**no**

What do I do with this report?

• If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor.

• If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is '"likely to significantly affect threatened species" as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.

• If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.

• If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the Interpreting the evaluation report section of the Biodiversity Values Map Threshold Tool User Guide .

Review Options:

• If you believe the Biodiversity Values mapping is incorrect please refer to our BV Map Review webpage for further information.

• If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the Guide for reviewing area clearing threshold results from the BMAT Tool.

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____ Date:_____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

10/06/2024 10:06 AM

Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the Biodiversity Values Map webpage.

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the Biodiversity Values Map Review webpage.

If you need help using this map tool see our Biodiversity Values Map and Threshold Tool User Guide or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.

Biodiversity Values Map

279.3 0 139.64 279.3 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days
- Native Vegetation Area Clearing Estimate (NVACE)
- Development area selected by proponent

10/06/2024 10:06 AM

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the Biodiversity Values Map viewer for mapping updates is recommended.

APPENDIX # 7

CULTURAL HERITAGE SEARCH
AHIMS

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : BATE

Client Service ID : 899488

Kenneth Filmer

18 Pineview Cct 91 Boorowa Street Young
Young New South Wales 2594

Attention: Kenneth Filmer

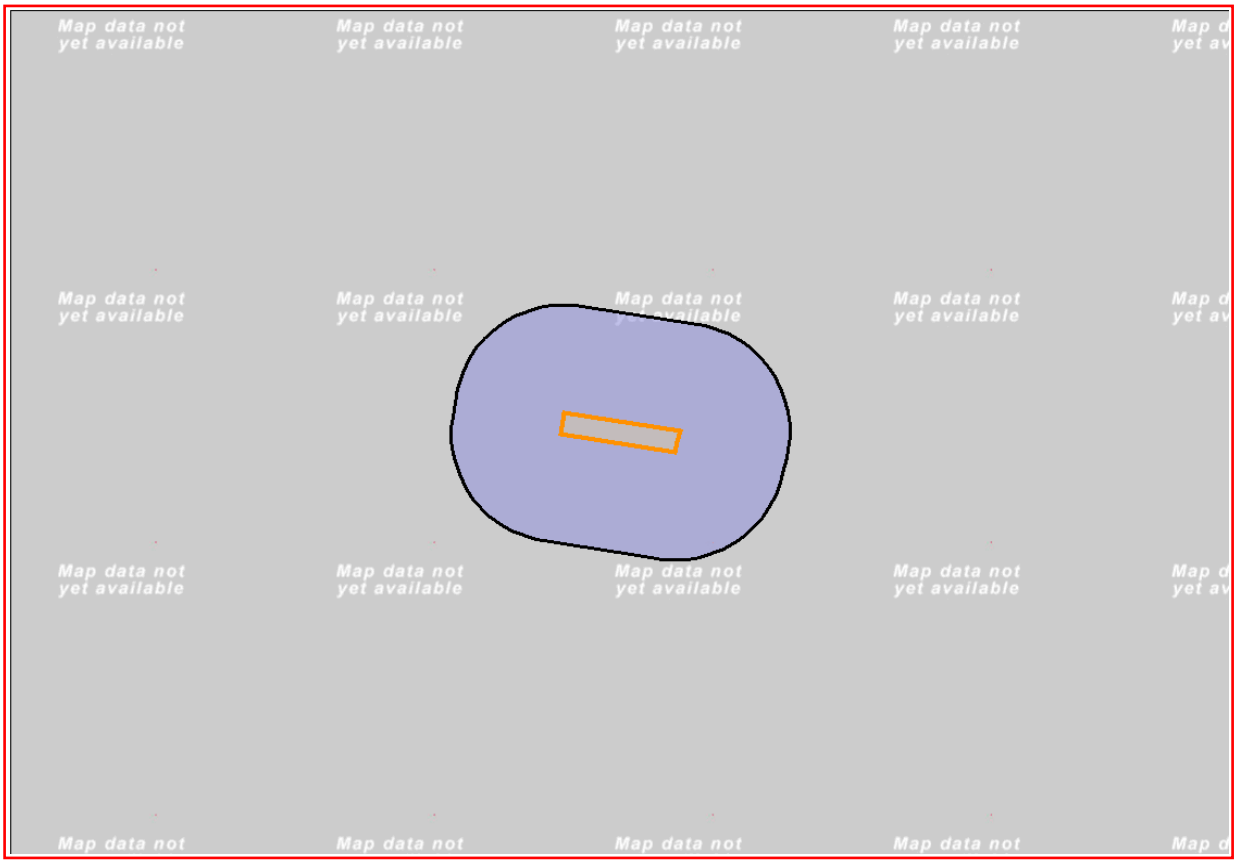
Email: craig@dabusters.com

Date: 10 June 2024

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 30, DP:DP3722, Section : 4 with a Buffer of 50 meters, conducted by Kenneth Filmer on 10 June 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au