

Council Meeting - 12 November 2020 - Agenda Item 9.5
Attachment 3 - Engineer Report and Supporting Diagrams
45-47 Thistle Street South Launceston

Of beauty rich and rare.

rare.

22-24 Paterson Street
Launceston, TAS 7250

P. 6388 9200

rarein.com.au

Our Ref:

9th October, 2020

PDA Surveyors

77 Gunn Street

DEVONPORT, 7310

By Email

ATTENTION: T REILLY

Dear Tom

FOR LAUNCESTON CITY COUNCIL

- **ENGINEERING ADVICE REGARDING SUBDIVISION AND RE-ZONING OF 45-47 THISTLE STREET**

I write in relation to a rezoning and subdivision application involving land at Thistle Street, Launceston, owned by Mr Mark Gilpin. I note the questions that have arisen in relation to the storage sheds and the retaining wall between the proposed lots and another retaining wall between Mr Gilpin's property and the Door of Hope property to the north. I had some minor involvement in the reconstruction of damaged sections of the wall between Mr Gilpin's property and the Door of Hope property but I was not the original design engineer. I was the design engineer for the sheds and the wall between the two proposed lots and I prepared the plans numbered 19909 S01-S06. In relation to the wall and sheds between the two proposed lots, I note that multiple inspections by the Launceston City Council's Kevin McCauley and Beverley Gossage were undertaken. I also note that the Council certified that the wall and sheds were completed in accordance with approvals. Questions that have arisen regarding the proposed rezoning and subdivision proposal that I have considered and addressed below:

Is the boundary between the two proposed lots reasonably located?

I am advised by PDA Surveyors that the location of the boundary would provide a minimum 2.4m separation from an upper section of the retaining wall with a maximum height of 2.5m. Separation of the proposed boundary from the main section of the retaining wall would be 3.6m. The separation distance from the boundary to the wall is adequate to allow for maintenance of the wall over the duration of its life. It is considered that the location of the proposed boundary is suitable and unlikely to adversely impact on the ownership of the retaining wall. The separation of the proposed boundary from the rear wall of the storage

Distribution

- Client
- File Copy

Tom Reilly – Tom.Reilly@pda.com.au
Launceston



Of beauty rich and rare.

rare.

22-24 Paterson Street
Launceston, TAS 7250

P. 6388 9200

rarein.com.au

sheds would be up to 1m. It is considered that the location of the proposed boundary is suitable and unlikely to adversely impact on the ownership of the storage sheds.

Will the retaining wall support typical urban boundary fencing along the proposed boundary?

The design drawings included a nominal 1.2m safety fence along one section at the top of the wall. It is considered that any typical urban fencing located along the proposed boundary up to a height of 2.1m, including footings and plinths would not affect the structural integrity of the retaining wall or the storage sheds.

Is the Building Exclusion Zone shown on the PDA Surveyors plan appropriate and does it have appropriate dimensions?

The retaining wall and the storage sheds have been designed to retain earth only and it is appropriate to limit activity on Lot 1 that may impact on their structural integrity. An area of influence extends a horizontal distance from the bottom of the wall that is approximately equal to the height of the wall at that location. Activity within that area should be limited to domestic fencing, gardens and lawns and small trees to a height of 3m or equivalent. Buildings and vehicle parking areas within that area of influence should be excluded. Water concentrations within that area ought to be excluded also.

PDA Surveyors plan L18023 P01A indicates a building exclusion area adjacent to the retaining wall and storage sheds that generally reflects the area of influence. It would be appropriate for control of activity within that area to be managed through a Part 5 Agreement on title. Provided a structural engineer is involved in the creation of that Part 5 Agreement, including the description of permissible activities and the determination of the final dimensions of the controlled area, it is considered that the risks associated with the retaining wall are manageable and I would have no concern with the rezoning and subdivision proposal.

Should you have any further queries please do not hesitate to contact us.

Yours faithfully,

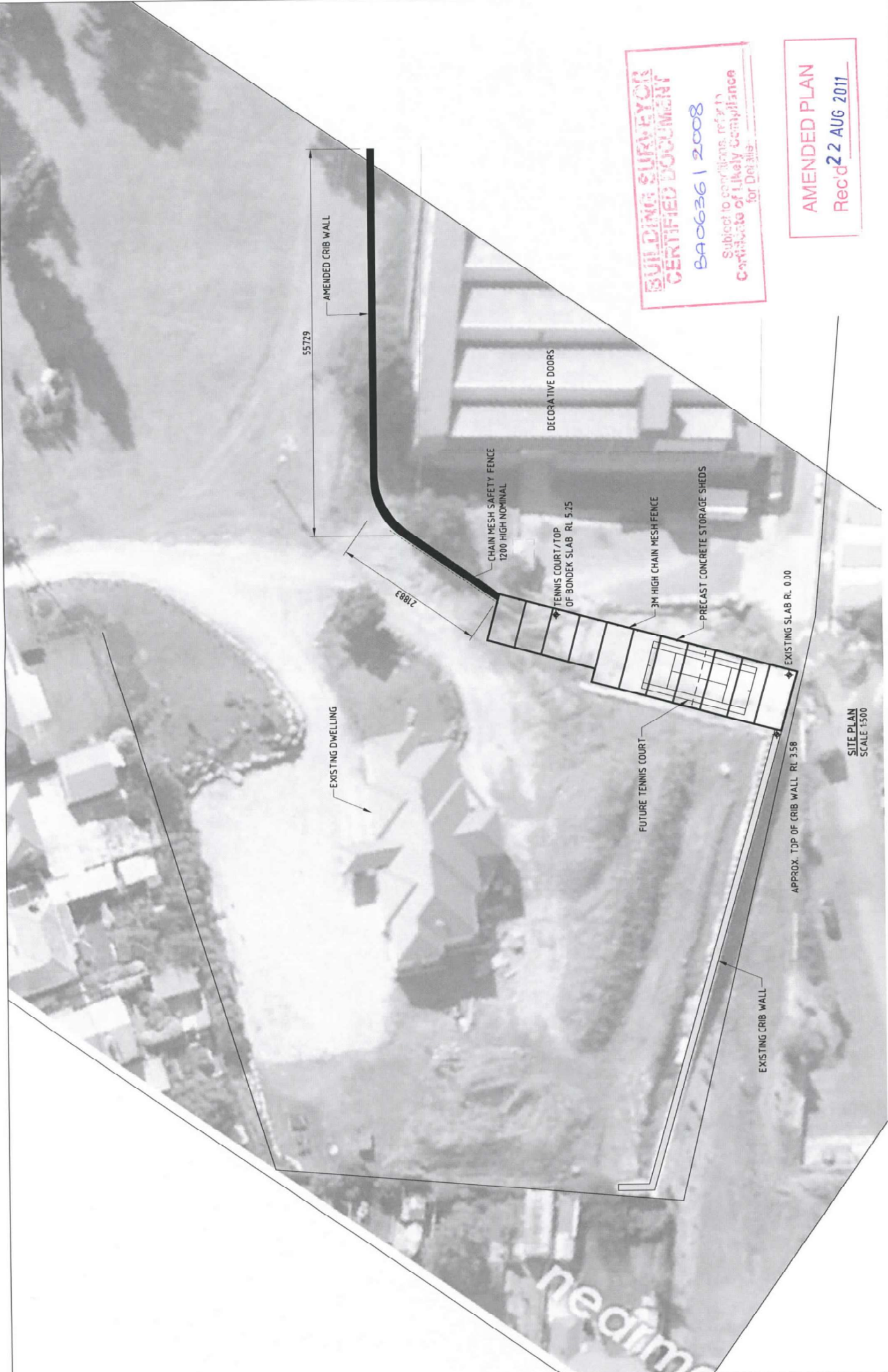


Rod Neville
Managing Director
FIEAust, EngExec, NER

Distribution
- Client
- File Copy

Tom Reilly – Tom.Reilly@pda.com.au
Launceston





**BUILDING SURVEYORS
CERTIFIED DOCUMENT**
BA0636 | 2008
Subject to conditions, refer to
Certificate of Likely Compliance
for Details

AMENDED PLAN
Rec'd 22 AUG 2011

| | |
|---------------|---------------------------|
| Client | MARK GILPIN |
| Project | NEW CRIB WALL AND STORAGE |
| Title | SITE PLAN |
| Original Size | A3 |
| Drawing No. | 19909-S01 |
| Revision: | A |

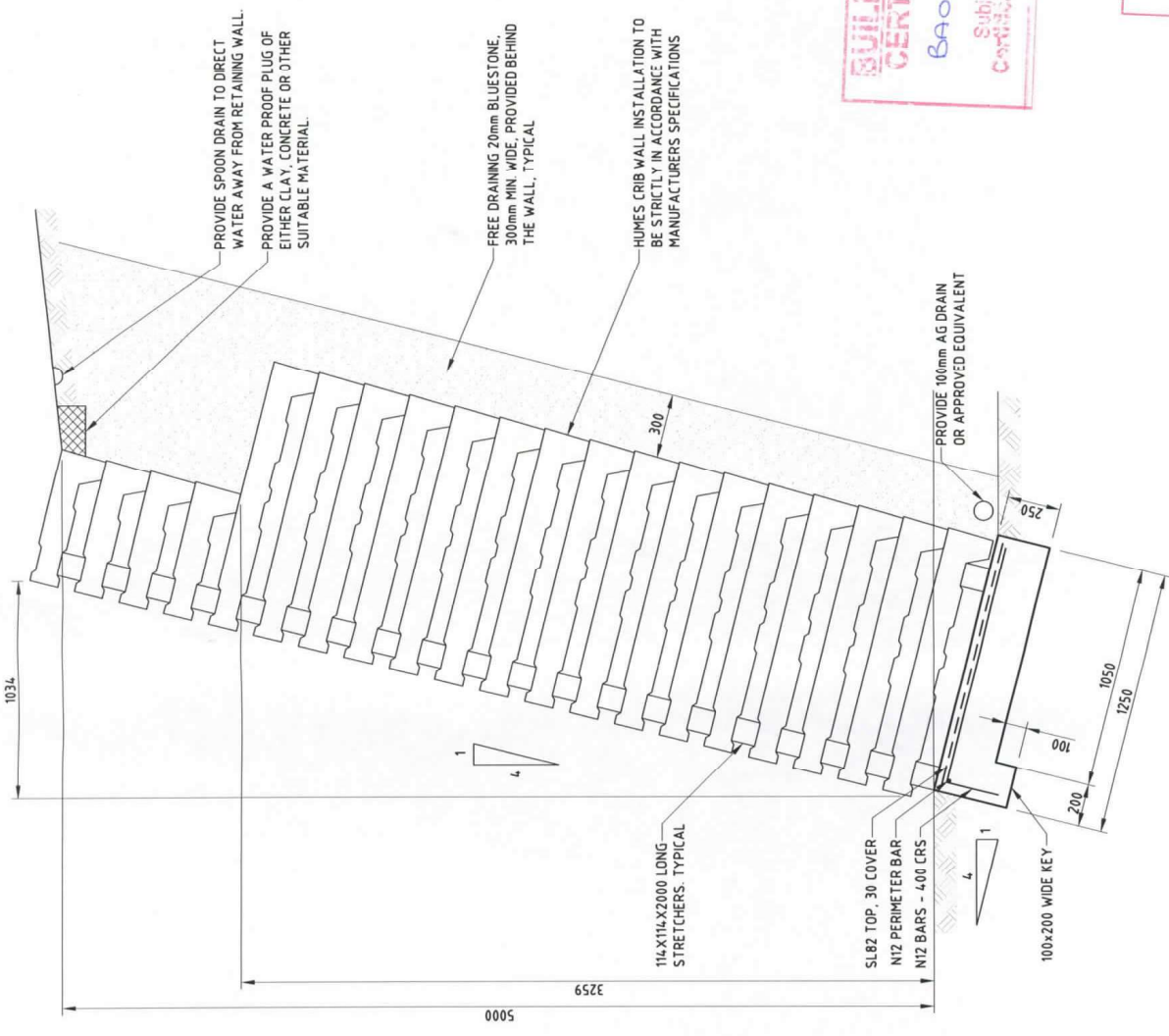
| | |
|-------------------|-----------|
| Scale | AS SHOWN |
| Drawn | T. TARKER |
| Accreditation No. | |
| Approved | |
| Date | |

ENGINEERING EDGE Pty Ltd
ENR 106 155 841
219 Invermay Rd, Invermay 7248
t 6326 8805 - f 6326 8807
mail@engineeringedge.com.au
Copyright ©



APPROVAL

| No | Revision | Drawn | Date |
|----|----------|-------|------|
| | | | |
| | | | |
| | | | |



PROVIDE SPOON DRAIN TO DIRECT WATER AWAY FROM RETAINING WALL.
 PROVIDE A WATER PROOF PLUG OF EITHER CLAY, CONCRETE OR OTHER SUITABLE MATERIAL.

FREE DRAINING 20mm BLUESTONE, 300mm MIN. WIDE, PROVIDED BEHIND THE WALL, TYPICAL

HUMES CRIB WALL INSTALLATION TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

PROVIDE 100mm AG DRAIN OR APPROVED EQUIVALENT

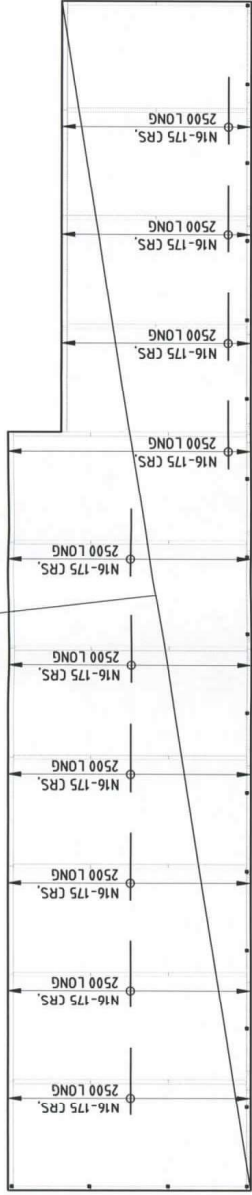
TYPICAL SECTION OF NEW CRIB WALL
 SCALE 1:25

**BUILDING SURVEYOR
 CERTIFIED DOCUMENT**
 BA0636 | 2008
 Subject to conditions, refer to Certificate of Liability Compliance for Details.

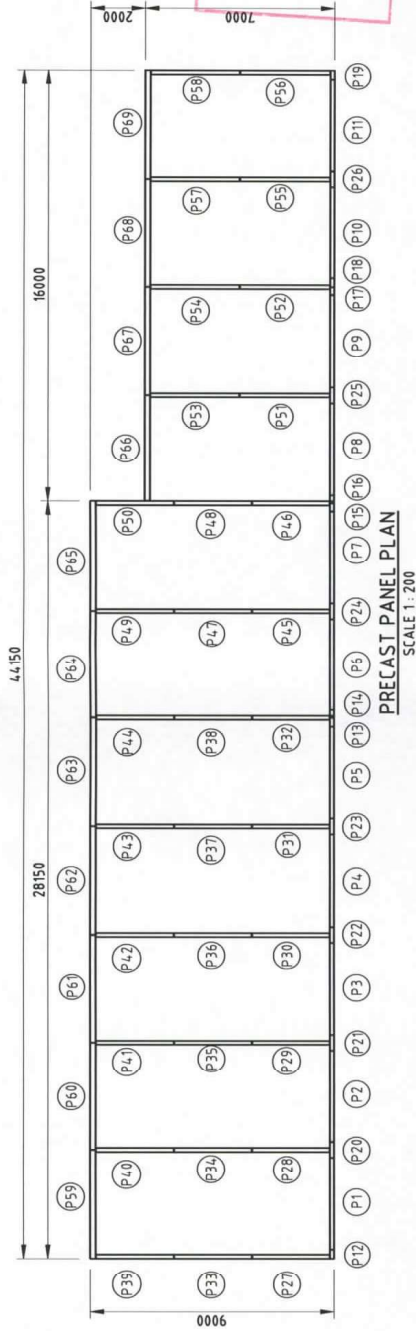
AMENDED PLAN
 Rec'd 22 AUG 2011

| | | | |
|--|----------|---|------|
| No | Revision | Date | Date |
| | Drawn | Date | |
| Client: MARK GILPIN Project: NEW CRIB WALL AND STORAGE Title: CRIB WALL DETAILS Original Size: A3 Drawing No.: 19909-S02 Revisor: A | | | |
| Structural Designer: R. HURVILLE Accreditation No.: CCP0360 | | Scale: AS SHOWN Drawn: T. TANKER Accreditation No.: CCP0360 Approved: _____ Date: _____ | |
| DO NOT SCALE | | | |
| ENGINEERING EDGE Pty Ltd ACN 104 155 884 218 Hawthorn Road, Hawthorn Vic 3122 T 0390 8865 F 0390 9807 mail@engineeringedge.com.au Copyright © | | APPROVAL | |

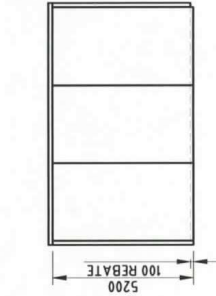
110 THK 0.6mm BONDEK SLAB
N32 CONCRETE, SL92, CONTINUOUS,
1 ROW OF PROPPING



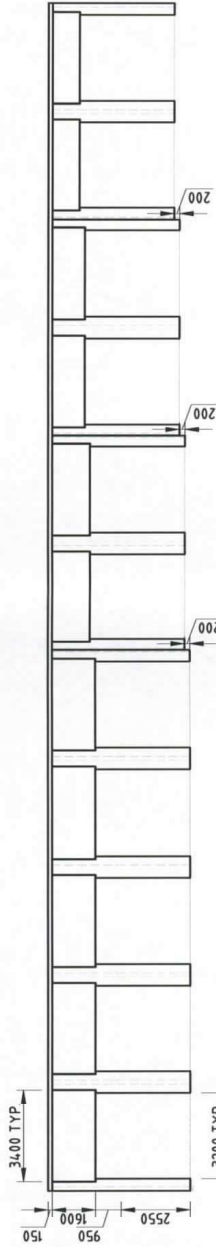
UPPER SLAB PLAN
SCALE 1:200



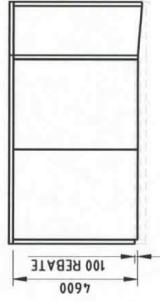
PRECAST PANEL PLAN
SCALE 1:200



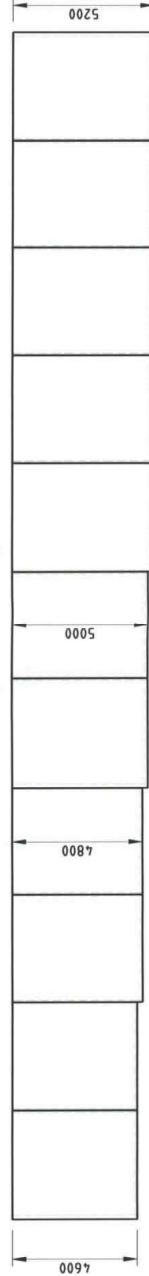
EAST ELEVATION
SCALE 1:200



NORTH ELEVATION
SCALE 1:200



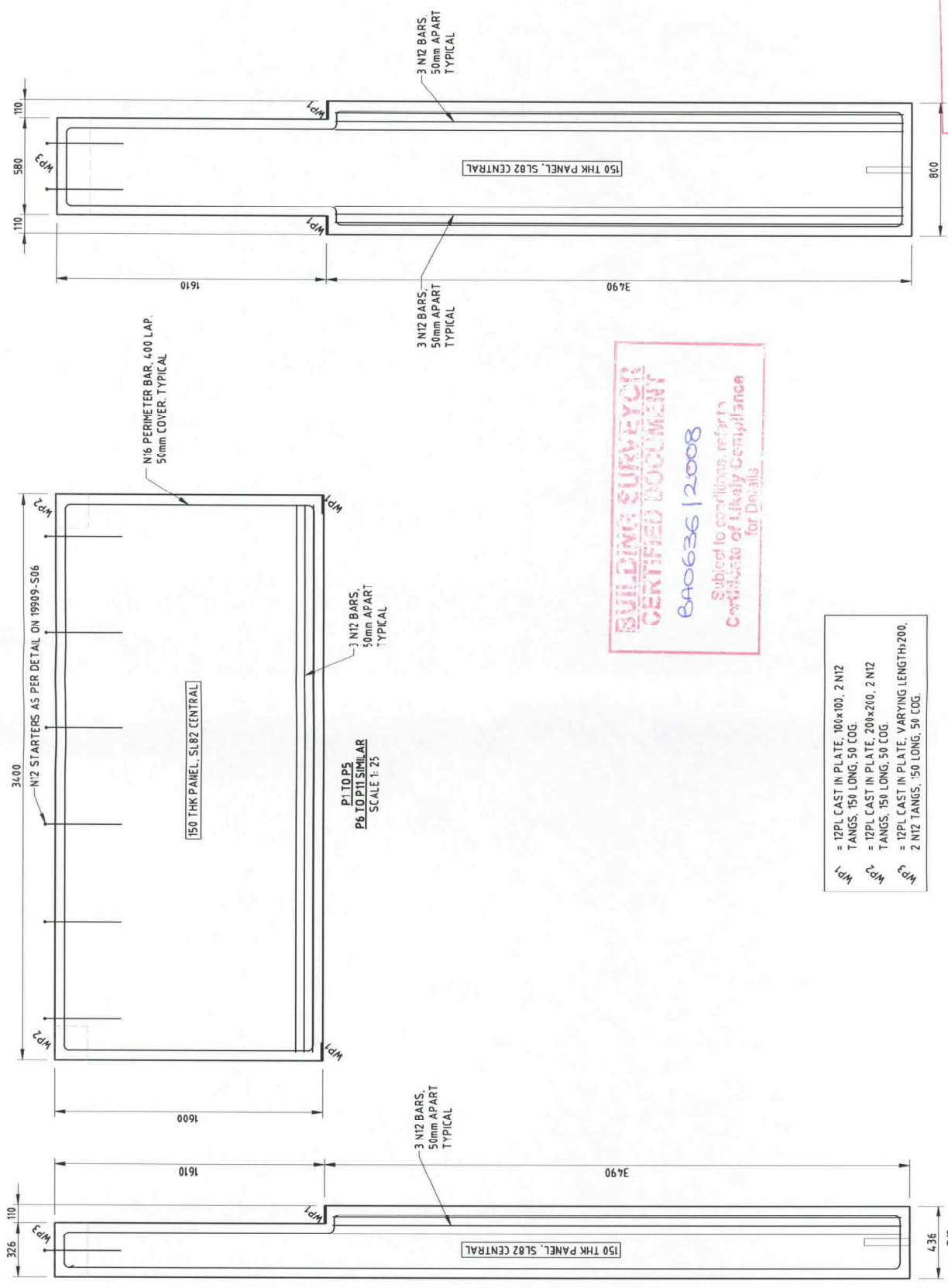
WEST ELEVATION
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200

AMENDED PLAN
Rec'd 22 AUG 2011

| | | | | | |
|--------------------------------------|--|--|--|--|--|
| <p>APPROVAL</p> | | <p>ENGINEERING EDGE Pty Ltd ACN 100 150 684 219 Hawthorn Rd, Hawthorn Vic 3122 0328 9805 1328 8601 mail@engineeringedge.com.au</p> | | <p>Client: MARK GILPIN Project: NEW CRIB WALL AND STORAGE Title: PRECAST PANEL ARRANGEMENT</p> | |
| | | <p>Structural Designer: RUSSELL Scale: AS SHOWN Drawn: T.FABER Accommodation No.:</p> | | <p>Structural Designer: RUSSELL Scale: AS SHOWN Drawn: T.FABER Accommodation No.:</p> | |
| <p>No. Revision Drawn Date</p> | | <p>Copyright ©</p> | | <p>Original Size: A3 Drawing No.: 19909-S03 Revision: A</p> | |



AMENDED PLAN
 P10 TO P23
 P24 TO P26 SIMILAR
 SCALE 1:25
 Rec'd 2 AUG 2011

**BUILDING SURVEYOR
 CERTIFIED DOCUMENT**
 BA0636 | 2008
 Subject to conditions, refer to
 Certificate of Likely Compliance
 for Details

- MP1 = 12PL CAST IN PLATE, 100x100, 2 N12 TANGS, 150 LONG, 50 COG.
- MP2 = 12PL CAST IN PLATE, 200x200, 2 N12 TANGS, 150 LONG, 50 COG.
- MP3 = 12PL CAST IN PLATE, VARYING LENGTHx200, 2 N12 TANGS, 150 LONG, 50 COG.

**P17
 P13 OPPOSITE
 P14, P16 & P18 SIMILAR
 P15, P17 & P19 OPPOSITE SIMILAR**
 SCALE 1:25

| | | | |
|--|-------------|-------------------|---------------------------|
| No. | Revision | Drawn | Date |
| | | | |
| <p>Red Date: 18 August 2011 - 12:48 PM</p> | | | |
| <p>APPROVAL</p> | | | |
| <p>ENGINEERING EDGE Pty Ltd ACN 100 155 884 218 Invermay Rd, Invermay 7248 t 08 8661 0026 9607 mail@engineeringedge.com.au Copyright ©</p> | | | |
| <p>DO NOT SCALE</p> | | | |
| Scale | AS SHOWN | Drawn | T. PARKER |
| Structural Cert. No. | 819000001 | Designed | R. REVELLE |
| Approval | | Accreditation No. | CC20801 |
| Client | MARK GILPIN | Project | NEW CRIB WALL AND STORAGE |
| | | Title | PRECAST PANELS |
| | | Original Size | A3 |
| | | Drawing No. | 19909-S04 |
| | | Revision: | A |

N16 PERIMETER BAR, 400 LAP,
50mm COVER, TYPICAL

WP2

150 THK PANEL, SL82 CENTRAL

5100

2870

P27 TO P44
P45 TO P58 SIMILAR
SCALE 1: 25

WP2 = 12PPL CAST IN PLATE, 200x200, 2 N12
TANGS, 150 LONG, 50 COG.

N16 PERIMETER BAR, 400 LAP,
50mm COVER, TYPICAL

WP2

200 THK PANEL, SL82 EACH FACE 50 COVER

5200

3990

P60 TO P63
P59 & 64 TO P55 SIMILAR
SCALE 1: 25

**BUILDING SURVEYOR
CERTIFIED DOCUMENT**
BA06361 2008
Subject to conditions, refer to
Certificate of Likely Compliance
for Details

AMENDED PLAN
Rec'd 22 AUG 2011

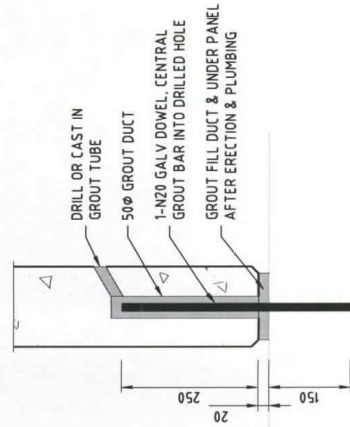
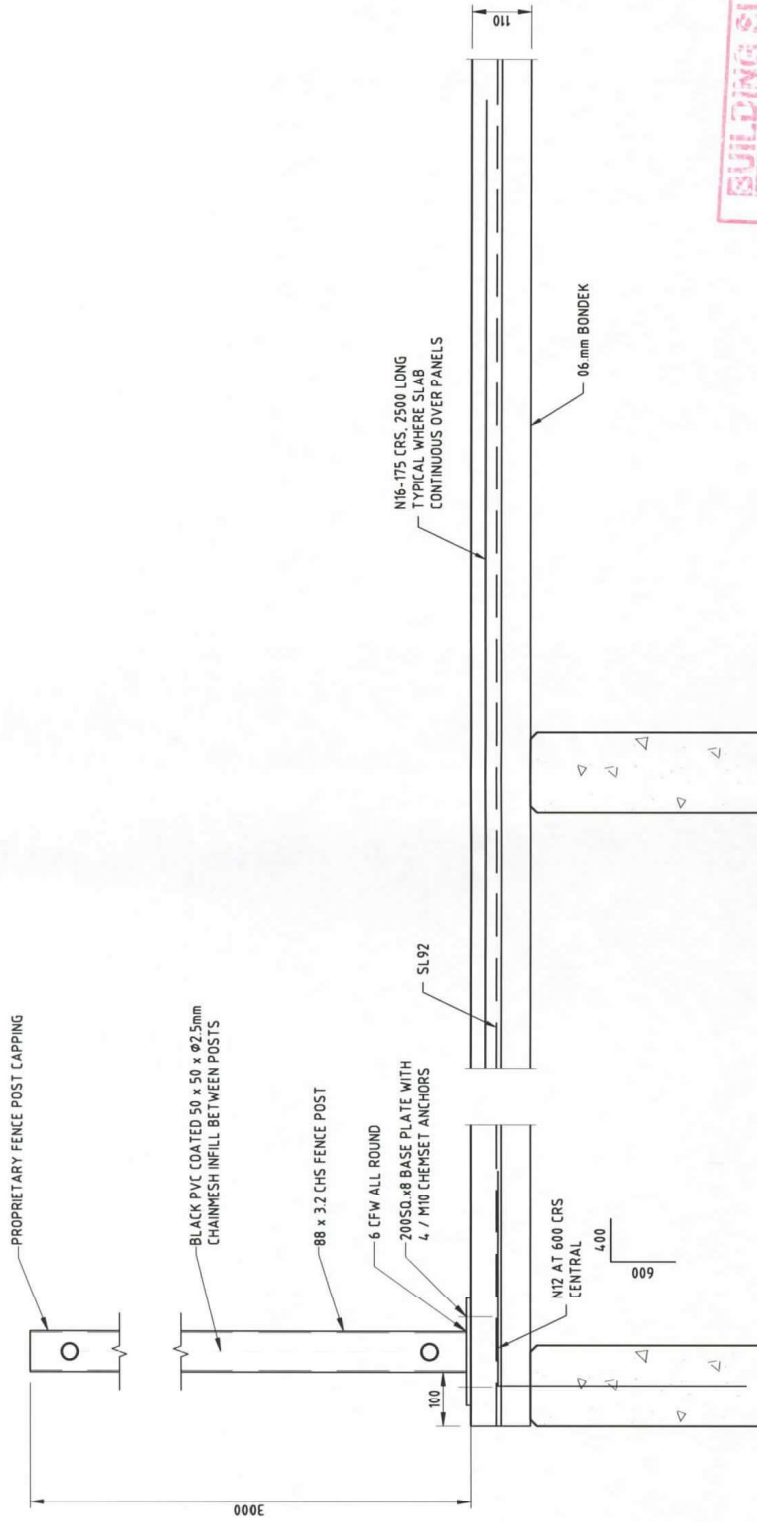
ENGINEERING EDGE Pty Ltd
Level 10, 155 Sturt Street
218 Inveray Rd (Inveray 7248
t 8328 8808 - f 8328 9807
mail@engineeringedge.com.au
Copyright ©



APPROVAL

Scale: AS SHOWN
Drawn: T. TASKER
Accreditation No.
Approved: _____
Date: _____

Client: MARK GILPIN
Project: NEW CRIB WALL AND STORAGE
Title: PRECAST PANELS
Original Size: P7 TO P63
Drawing No.: 1990S-S05
Revision: A



TYPICAL PANEL DETAILS
SCALE 1:10

**BUILDING SURVEYOR
CERTIFIED DOCUMENT**
BA0636 / 2008
Subject to conditions refer to
Certificate of Likely Compliance
for Details

AMENDED PLAN
Rec'd 22 AUG 2011

| | | | | | |
|---|----------|---|------|---|--|
| <p>ENGINEERING EDGE Pty Ltd ACN 109 155 984 219 Invermay Rd, Invermay 7248 t 6326 9806 - f 6326 9807 mail@engineeringedge.com.au Copyright ©</p> | | <p>APPROVAL</p> | | <p>Client: MARK GILPIN Project: NEW CRIB WALL AND STORAGE Title: PRECAST PANEL DETAILS Original Size: A3 Drawing No.: 19909-S06 Revision: A</p> | |
| <p>Structural Cert No. S19090201 Designed R NEVILLE Accred No. 0229801</p> | | <p>Scale: AS SHOWN Drawn: T ASKER Accreditation No. Approved Date</p> | | <p>DO NOT SCALE</p> | |
| No. | Revision | Drawn | Date | | |
| | | | | | |

CERTIFICATE OF FINAL INSPECTION

Section 92

To: M T Gilpin
45-47 Thistle Street
SOUTH LAUNCESTON TAS 7249

Owner / Agent

Address

Suburb/postcode

Form **12**

Building Surveyor details:

From: Roger Gillett
Business Name: City of Launceston Building Certification Services
Business Address: PO Box 396
LAUNCESTON TAS 7250
Accreditation No: CC6124 P
Category: Unrestricted
Phone No: 03 6323 3369
Fax No: 03 6323 3395
Email address: building.surveying@launceston.tas.gov.au

Builder details:

Copy to: M T Gilpin
Business Name: 45-47 Thistle Street
Business Address: SOUTH LAUNCESTON TAS 7249
Accreditation No: CC845 V
Category: Low Rise
Phone No: 0419 347 827
Fax No: 6344 2246
Email address: enquiries@decorativedoors.com.au

Permit Authority details:

Copy to: City of Launceston
Address: PO Box 396
LAUNCESTON TAS 7250
Council: Launceston
Permit Number: BA0636/2008
Phone No: 6323 3000
Fax No: 6323 3001
Email address: council@launceston.tas.gov.au

Details of building work:

Address: 45-51 Thistle Street West
SOUTH LAUNCESTON TAS 7249
Type of work: New Buildings
Use of building: Lock-up Storage Garages & Retaining Walls
Lot No: 0
Certificate of title No: 142453
(new building / alteration / addition / repair / demolition / removal / re-erection / other)
(main use) Building class: 7b

Inspection details:

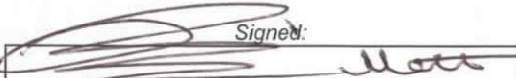
| | Date of Inspection | Inspected by | Comments: (Include reasons why inspection not carried out and/or details of certificates relied upon if applicable) |
|-------------------------------|--------------------|------------------|---|
| Pouring structural concrete: | 16/01/2009 | Kevin McCauley | |
| | 03/03/2009 | Beverley Gossage | |
| | 27/01/2010 | Kevin McCauley | |
| | 18/11/2011 | Kevin McCauley | |
| | 18/01/2013 | Kevin McCauley | |
| | 28/10/2013 | Kevin McCauley | |
| Occupancy: | 01/05/2014 | Kevin McCauley | |
| Completing the building work: | 04/03/2014 | Kevin McCauley | |
| | 10/07/2015 | Kevin McCauley | |

Refer to Conditions of Certificate

I certify that having completed a final inspection of the building work, I am satisfied that –

- (a) the building work is complete; and
- (b) all directions given under the *Building Act 2000* have been complied with; and
- (c) the building work is substantially in compliance with the Building Code of Australia and the *Building Act 2000*.

Building Surveyor:

| | | |
|---|----------------------------|--|
| <i>Signed:</i>  | <i>Date:</i> 11/11/2015 | <i>Certificate No.</i> BA0636/2008 |
|---|----------------------------|--|

Refer to Conditions of Certificate

CERTIFICATE OF COMPLETION (BUILDING WORK)

Section 112

To:

M T Gilpin
45-47 Thistle Street
SOUTH LAUNCESTON TAS 7249

Owner /Agent
Address
Suburb/postcode

Form **20**

Permit Authority details:

From: City of Launceston
Address: PO Box 396
LAUNCESTON 7250
Council: City of Launceston
Email address: council@launceston.tas.gov.au
Permit Number: BA0636/2008
Phone No: 03 6323 3000
Fax No: 03 6323 3395

Details of building work:

Address: 45-51 Thistle Street West
SOUTH LAUNCESTON TAS 7249
Type of work: New
Use of building: Garages & Retaining Walls
Description: Lock up storage garages & retaining walls
Lot No: 0
Certificate of title No: 142453
(new building / alteration / addition / repair / demolition / removal / re-erection / other)
(main use) Building Class 7b
(Free-form description of the work).

Certificate details:

As the following permit and certificate have been issued in relation to the above building work –

| Permit or certificate description: | Permit or Certificate No. | Date: | Issued by: |
|--|---------------------------|------------|------------|
| Occupancy Permit: <i>(Delete if not required.)</i> | BA0636/2008 | 04/03/2014 | K McCauley |
| Certificate of Final Inspection: | BA0636/2008 | 10/7/2015 | K McCauley |

and all of the conditions of the building permit have been met this Certificate of Completion is issued under Section 112 of the *Building Act 2000*.

~~All or Part of this building was not the subject of the normal application, permit and inspection procedures under the *Building Act 2000*.~~

Permit Authority: City of Launceston
Name (Print)
Signed: *Craig Ihu*
Date: 17/12/2015

Permit No: BA0636/2008

WATER, SEWER AND STORMWATER DRAINAGE NOTES

Subject to the approval of a rezoning and subdivision of the land defined by lot 1, the following works would be undertaken:

Storm water
Storm water from the existing dwelling, which is connected to a storm water drain running through the Door of Hope car park, would be terminated and redirected to the existing combined sewer/stormwater main to the satisfaction of TasWater.

Sewer
The existing dwelling is currently connected to the combined sewer/stormwater main as shown. Sewerage would be pumped to the existing sewer main running through the access strip to Lot 1 to the satisfaction of TasWater.

Water
Water is currently provided to the dwelling from a water connection serving the light industrial buildings. This connection would be terminated and a new connection made to the existing water main on the opposite side of Heather Street with an RPZD as necessary to TasWater's requirements.

On completion of this work to the satisfaction of TasWater and the Council, a title for the proposed Lot 1 would be severed from the existing strata arrangement in accordance with the requirements of the Strata Titles Act 1998.

PLAN OF SUBDIVISION

Owners
MARK TREVOR GILPIN
LEIGH THOMAS RODMAN
SHELLEY JEAN RODMAN

Title References
FR 142453/0, FR 142453/1
FR 142453/3

Address
31-51 Thistle St South Launceston,
TAS 7249

Council
Launceston City Council

Planning scheme
Launceston Interim Planning Scheme
2015

Zone
24.0 Light Industrial


Schedule of Easements
As shown

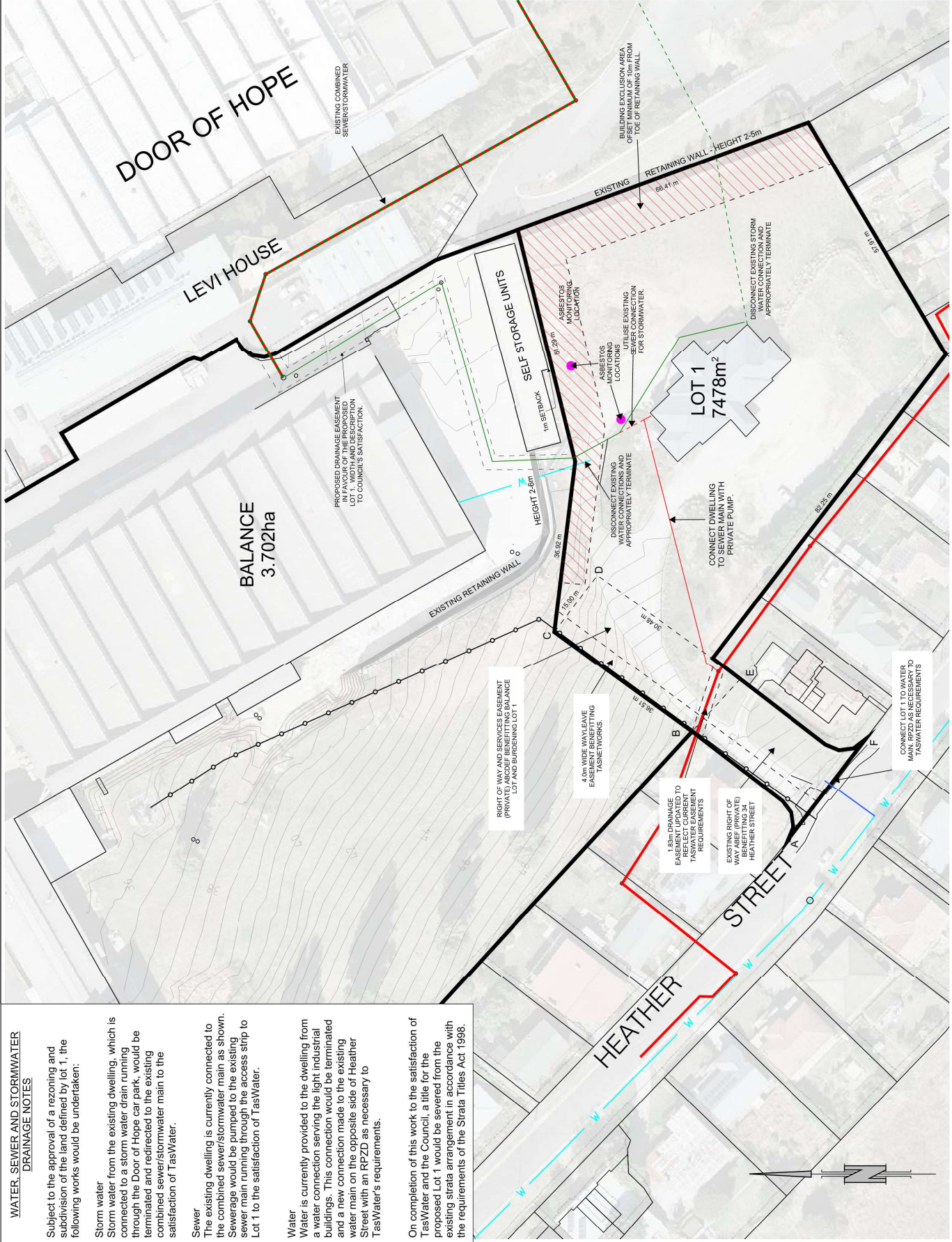
LEGEND

- Title/Proposed boundary
- Existing sewer main
- Existing combined sewer and stormwater main.
- Contours 2m interval
- Existing water line
- Proposed water connection
- Overhead power line
- Proposed sewer line
- Proposed storm water line
- Redundant stormwater connection

NOTES

- This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

 Building exclusion area



| | | | | | | | | |
|--|----------|------|----------|------|------|------|------|------|
| REV | DATE | APPR | DATE | APPR | DATE | APPR | DATE | APPR |
| B | 20/08/19 | TR | 02/04/19 | TR | | | | |
| A | | TR | | | | | | |
| ADJUST PROPOSAL FOR ALTERNATIVE DRAINAGE ARRANGEMENT | | | | | | | | |
| ADJUST PROPOSAL FOR LOT AND BALANCE ONLY | | | | | | | | |
| SCALE 1: 80C (A3) | | | | | | | | |
| 0 8 16 24 32 40 | | | | | | | | |
| Metres | | | | | | | | |
| DATE 21 DEC 2018 | | | | | | | | |
| DRAWN CC | | | | | | | | |
| CHECKED JMD | | | | | | | | |
| PLAN OF SUBDIVISION | | | | | | | | |
| 31-51 THISTLE ST SOUTH LAUNCESTON, TAS 7249 | | | | | | | | |
| MARK TREVOR GILPIN | | | | | | | | |
| & LEIGH THOMAS RODMAN, SHELLEY JEAN RODMAN | | | | | | | | |
| FR 142453/0, FR 142453/1, FR 142453/3 | | | | | | | | |
| PDA Surveyors | | | | | | | | |
| Surveying, Engineering & Planning | | | | | | | | |
| 3/22 Barbours Street, Launceston, Tasmania, 7250 | | | | | | | | |
| Also at: Hobart, Kingston, Devonport & Burnie | | | | | | | | |
| PHONE: +61 03 6331 4099 | | | | | | | | |
| FAX: +61 03 6334 3098 | | | | | | | | |
| EMAIL: paul@pda.com.au | | | | | | | | |
| SCALE 1:800 | | | | | | | | |
| PAPER (A3) | | | | | | | | |
| JOB NUMBER L18023-P01A | | | | | | | | |
| DRAWING | | | | | | | | |